



# **CITY OF OREGON CITY**

## **CITY COMMISSION SPECIAL MEETING - REVISED AGENDA**

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**Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City**  
**Tuesday, June 11, 2024 at 7:00 PM**

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### **SPECIAL MEETING OF THE CITY COMMISSION**

*Ways to participate in this public meeting:*

- *Attend in person, location listed above*
- *Register to provide electronic testimony (email [recorderteam@orccity.org](mailto:recorderteam@orccity.org) or call 503-496-1509 by 3:00 PM on the day of the meeting to register)*
- *Email [recorderteam@orccity.org](mailto:recorderteam@orccity.org) (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

- 1. CONVENE MEETING AND ROLL CALL**
- 2. FLAG SALUTE**
- 3. CEREMONIES AND PROCLAMATIONS**

[3a.](#) Juneteenth Proclamation

- 4. CITIZEN COMMENTS**

*Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Commission does not generally engage in dialog with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Commission.*

- 5. PRESENTATIONS**

[5a.](#) Greater Oregon City Watershed Council Annual Report

[5b.](#) Update on the Pavement Maintenance Utility Fund (PMUF)

- 6. ADOPTION OF THE AGENDA**
- 7. CONSENT AGENDA**



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*This section allows the City Commission to consider routine items that require no discussion and can be approved in one comprehensive motion. An item may only be discussed if it is pulled from the consent agenda.*

[7a.](#) Resolution No. 24-20, Temporarily Exempting Construction Activities from the Prohibition Against Unlawful Noises for the Clackamas County paving of Beaver Creek Road between Highway 213 and Maplelane Road and Declaring an Emergency

[7b.](#) Contract with The Gunter Group for e-permitting support

[7c.](#) Oregon City Employee Deferred Compensation Plan Investment Management Services

[7d.](#) Personal Services Agreement with Brown and Caldwell Inc. for NPDES MS4 and TMDL Support (PS 24-006)

[7e.](#) Personal Services Agreement for Risk Management and Insurance Agent of Record Services

## **8. PUBLIC HEARINGS**

## **9. GENERAL BUSINESS**

[9a.](#) McLoughlin Promenade Encroachments

[9b.](#) Parks and Recreation Master Plan

## **10. COMMUNICATIONS**

### **City Manager**

[a.](#) City Commission 2021-2023 and 2023-2025 Goals Update

### **Commissioners**

### **Mayor**

## **11. ADJOURNMENT**

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### **ORDINANCE NOTICE**

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*If an ordinance is noticed above in this agenda, the text of the ordinance is available online with the posted agenda packet. In addition, three copies are provided for public review in the Office of the City Recorder upon request.*

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### **PUBLIC COMMENT GUIDELINES**

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*Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.*

*As a general practice, the City Commission does not engage in discussion with those making comments. Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.*

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### **ADA NOTICE**

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*The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.*

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***Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.***

***Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at [www.orcity.org](http://www.orcity.org) and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.***

# PROCLAMATION

**Whereas,** President Abraham Lincoln signed the Emancipation Proclamation on January 1, 1863, declaring the slaves in Confederate territory free, paving the way for the passing of the 13th Amendment which formally abolished slavery in the United States of America; and

**Whereas,** word about the signing of the Emancipation Proclamation was delayed some two- and one-half years, to June 19, 1865, in reaching authorities and African Americans in the South and Southwestern United States; and

**Whereas,** June 19th has a special meaning to African Americans, and is called "JUNETEENTH," combining the words June and Nineteenth, and has been celebrated for over 150 years; and

**Whereas,** Juneteenth-centered activities have taken place to promote and cultivate knowledge and appreciation of African American history and culture; and

**Whereas,** Juneteenth is a day of reflection, and a day of renewal. It is a moment in time to appreciate not only the African American experience, but is inclusive of all races, ethnicities, and nationalities; and

**Whereas,** Juneteenth is a day that we can come together as a community to listen, to learn, and to refresh the drive to achieve; it is a day where we can come one step closer together to better utilize the energy wasted on racism; and

**Whereas,** the annual Juneteenth celebration in the City of Oregon City will be held on Saturday, June 15<sup>th</sup> at 2 p.m. at Library Park.

**Now, Therefore,** I, Denyse C. McGriff, Mayor of the City of Oregon City, do proclaim:

June 19, 2024

as

JUNETEENTH Day in Oregon City

**And,** urge all citizens to become more aware of the significance of this celebration in African American history and in the heritage of our nation and City.

**In Witness Whereof,** I have hereunto set my hand this 5<sup>th</sup> day of June 2024.

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DENYSE C. MCGRIFF, MAYOR



# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** City Commission  
**From:** Jakob Wiley, City Recorder

**Agenda Date:** 06/11/2024

### **SUBJECT:**

Greater Oregon City Watershed Council Annual Report

### **BACKGROUND:**

Tom Gaskill, Executive Director of the Greater Oregon City Watershed Council, Marcia Sinclair, Board Member, and Cedimir Jesic, Board Member, will provide an annual report regarding the organization's activities.



# Greater Oregon City Watershed Council

ANNUAL REPORT 2022 - 2023



## Restoring Watershed Health

Item 5a.

- Holcomb Creek Large Wood Restoration
- Abernethy Shade Project
- Echo Valley Riparian Restoration
- Watershed Community Enhancement
- Upper Abernethy Creek Restoration



*A watershed  
where healthy  
streams support  
abundant native  
fish and other  
species.*

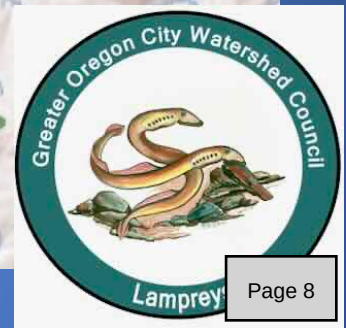
*Greater Oregon City Watershed Council  
vision*





# Where we work and what we do

- *Abernethy, Beaver/Parrott basins and creeks along the Willamette near Oregon City.*
- *Habitat restoration*
- *Invasive species removal*
- *Technical assistance*
- *Education and outreach*
- *Stakeholder engagement*





# Holcomb Creek Large Wood Restoration

- Placed 17 logs in several structures along lower Holcomb Creek to restore habitat for native fish.
- Total project of over \$158,000 were supported through a combination of funding from Oregon Watershed Enhancement Board and NOAA.
- Project was identified as a priority of the Clackamas Partnership, a collaboration of watershed councils and organizations working to restore native fish in the lower Willamette River.





# Abernethy Shade Project

- *Local landowners working with council to restore riparian habitat with support from Oregon City public works.*
- *Invasive species removal and site preparation in 2019 – 2023.*
- *Planting of native riparian species in 2021 – 2022.*
- *Riparian restoration will shade the creek and ultimately provide a source of large wood in the future.*







# Echo Valley Riparian Restoration

- *OWEB small grant in partnership with Clackamas Soil and Water Conservation District.*
- *Stream side restoration 2022 – 2024.*
- *Riparian restoration will shade the creek and ultimately provide a source of large wood in the future.*
- *Restoration supported through matching funding from US Dept. of Agriculture – Conservation Reserve Enhancement Program and private landowners.*





# Watershed Community Enhancement



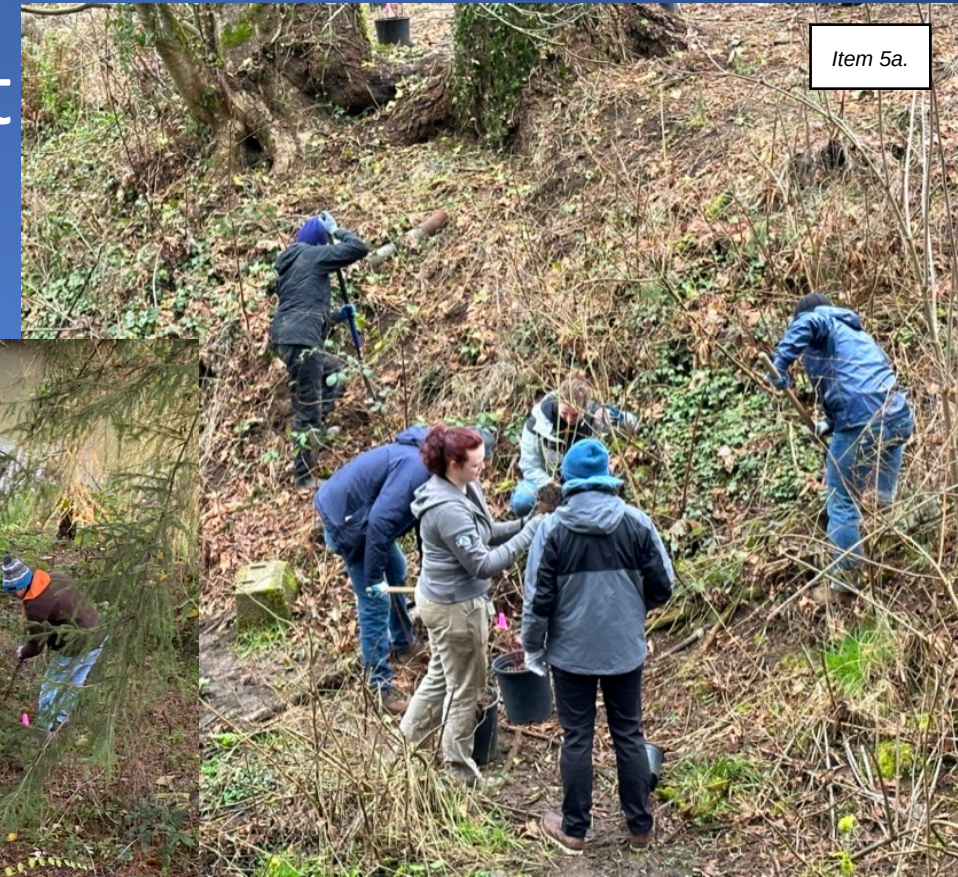
## Singer Creek Park

- Removal of invasive plants, planting of native plants, volunteer outreach events, connecting with neighborhood associations & disc golfers



## Abernethy Creek Park

- Removal of invasive plants, planting of native plants, completion of walking trail, volunteer outreach



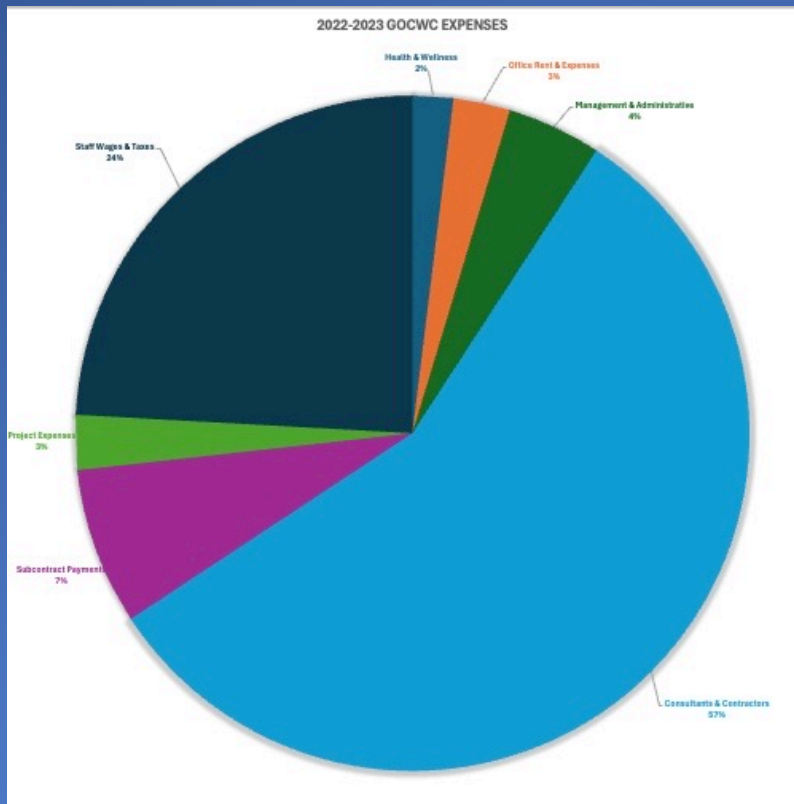


# Upper Abernethy Creek Restoration

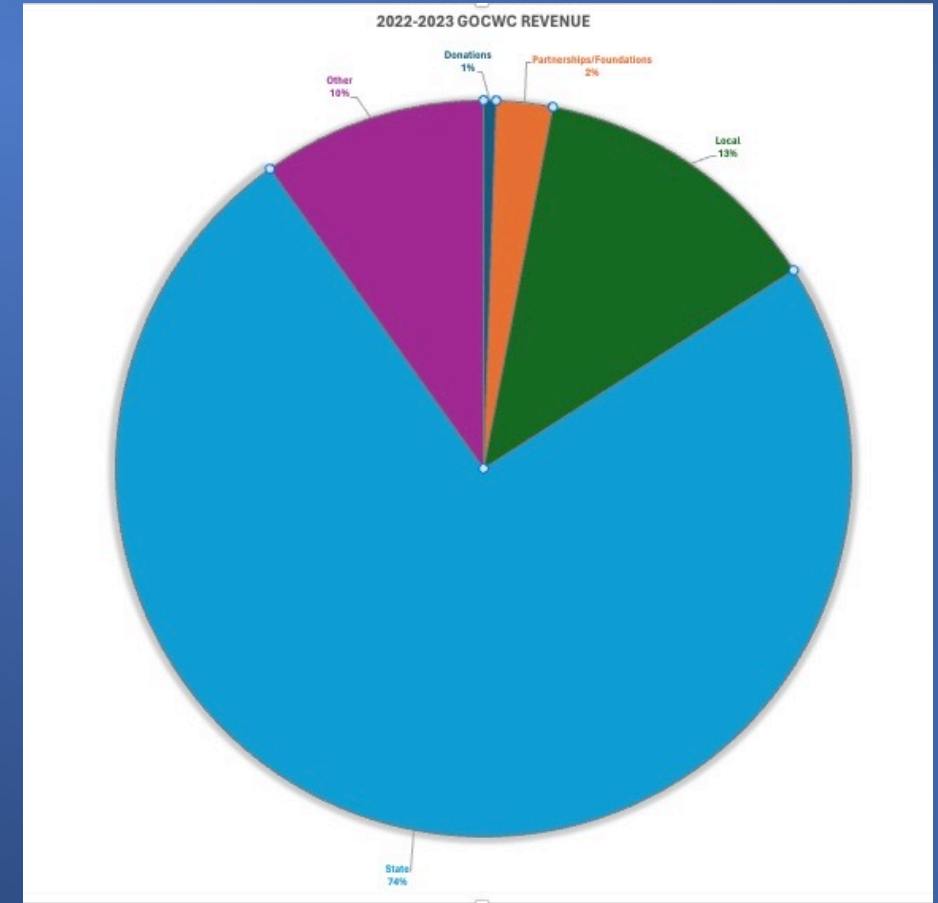
- *Three projects to restore headwaters habitat in Abernethy Creek for native fish and wildlife.*
- *In stream and riparian restoration 2024 – 2026 will be supported by \$692,739 of funding through federal Infrastructure and Investment Jobs Act (IIJA) funding.*
- *Riparian restoration will shade the creek and ultimately provide a source of large wood in the future.*
- *Restoration supported through funding from NOAA Fisheries, Clackamas Partnership, Johnson Creek Watershed Council and private landowner contributions.*



# Financial support and expenditures 2022 - 2023



- Project and Capacity funding through Oregon Watershed Enhancement Board.
- Partnerships with Clackamas Partnership, Oregon City, Confluence Americorps and other watershed councils have increased project scale and scope.
- Sub-contracts and work with consultants supports a limited staff.







Item 5a.

Restoring Our Waterways and Building Community





# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** City Commission  
**From:** Public Works Director John M. Lewis, PE

**Agenda Date:** 06/11/2024

### **SUBJECT:**

Update on the Pavement Maintenance Utility Fund (PMUF)

### **STAFF RECOMMENDATION:**

Staff will present the 2025-2029 5-year PMUF Plan and provide a summary of the program.

### **EXECUTIVE SUMMARY:**

The Pavement Maintenance Utility Fee was established in 2008 and 5-year plans were created, to implement the fee, in years 2012, 2015, and 2019. Staff will present a history of the program, to date, and will summarize the new 5-year plan for calendar years 2025-2029.

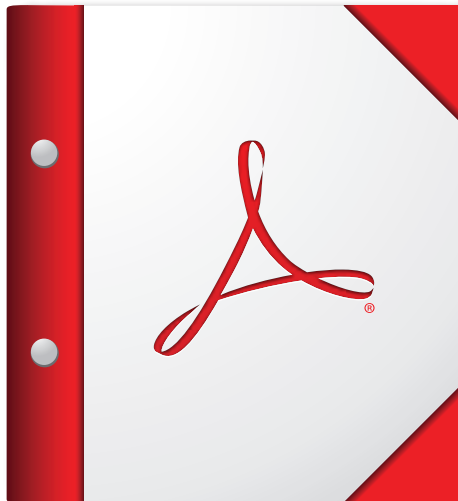
### **BACKGROUND:**

The Pavement Maintenance Utility Fee was established in 2008 due to increased growth in Oregon City, and reduced funding capacity from traditional sources. This fee was established to provide funding for the design and construction of street maintenance projects and is listed on a Oregon City property owner's utility bill(s). These include pavement resurfacing and pavement reconstruction projects, crack sealing, slurry sealing, microsurfacing and in-house paving projects (including asphalt material for pothole patching).

5-year plans were created to implement the fee in years 2012, 2015, and 2019. The plans list those roads expected to receive pavement treatment, based on the projected funding.

Staff will present the history of the program, to date, and summarize the new 5-year plan for calendar years 2025-2029.





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# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** City Commission  
**From:** Public Works Director John M. Lewis, PE

**Agenda Date:** 06/11/2024

### SUBJECT:

Resolution No. 24-20, Temporarily Exempting Construction Activities from the Prohibition Against Unlawful Noises for the Clackamas County paving of Beaver Creek Road between Highway 213 and Maplelane Road and Declaring an Emergency.

### STAFF RECOMMENDATION:

Commission Approves Resolution No. 24-20, Temporarily Exempting the Construction Activities in Beaver Creek Road associated with the Clackamas County paving of Beaver Creek Road between Highway 213 and Maplelane Road from the Prohibition Against Unlawful Noises.

### EXECUTIVE SUMMARY:

The City has requested Clackamas County to complete pavement restoration work on Beaver Creek Road, between Highway 213 and Maplelane Road, for the past year. The County notified the City (on June 6, 2024) of their intent to pave the road on June 13, 2024.

Oregon City Municipal Code (OCMC) 9.12.023(E) prohibits, "The construction, demolition, alteration or repair of any building or the excavation of any streets and highways in a residentially zoned neighborhood that occurs: between the hours of 6:00 PM and 7:00 AM, Monday through Friday; and between 6:00 PM and 9:00 AM on Saturday and Sunday." Due to the high traffic counts on Beaver Creek Road, during daytime hours, staff is requiring Clackamas County to complete this work at night.

### BACKGROUND:

On June 6, 2024, Clackamas County notified the City of their intent to pave Beaver Creek Road, between Highway 213 and Maplelane Road, at night on June 13, 2024.

To avoid disruption to traffic flow, during daytime hours and allow for successful completion of this project, staff request that night construction be temporarily permitted. This construction work is anticipated to occur between 8:00 PM to 5:00 AM, between



June 12, 2024, and June 14, 2024. The increased noise and disruption, to regular traffic patterns from the construction activities, will indirectly impact residentially zoned areas north of Beavercreek Road and east of Maplelane Road.

City staff are providing outreach, via a city social media postings. County staff will be placing Portable Changeable Message Signs in the area one week in advance of the anticipated work. In addition, City staff have informed developers and contractors (in the area) of this upcoming work. The developers and contractors prefer this work to be completed at night to not disrupt work they are completing on Maplelane Road. This preference is consistent with Public Works opinion that nightwork is preferrable to avoid disruption to traffic flow.

Per Oregon City Municipal Code (OCMC) 2.52.020, “emergencies” include “utility or transportation emergencies.” OCMC 2.52.040 (L) authorizes the City, in cases of emergency, to “order such other measures as are necessary for the protection of life or property, or for the recovery from the emergency.”

**OPTIONS:**

1. Approve Resolution No. 24-20, as requested.
2. Approve Resolution No. 24-20, with specific modifications.
3. Deny Resolution No. 24-20. If the Commission chooses to deny the Resolution, staff requests direction on how to proceed.



**RESOLUTION NO. 24-20**

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**A RESOLUTION DECLARING AN EMERGENCY AND TEMPORARILY EXEMPTING THE CONSTRUCTION ACTIVITIES IN BEAVERCREEK ROAD ASSOCIATED WITH PAVING ACTIVITIES BY CLACKAMAS COUNTY BETWEEN HIGHWAY 213 AND MAPLELANE ROAD FROM THE PROHIBITION AGAINST UNLAWFUL NOISES**

**WHEREAS**, Oregon City Municipal Code (OCMC) 2.52.020 defines “emergencies” to include “utility or transportation emergencies”; and

**WHEREAS**, OCMC 2.52.040(L) authorizes the City, in cases of emergency, to “order such other measures as are necessary for the protection of life or property, or for the recovery from the emergency”; and

**WHEREAS**, the City would be acting in the best public interest by allowing the completion of paving work by Clackamas County within the Beaver Creek Road travel lanes (between Highway 213 and Maple Lane Road) (“Project”); and

**WHEREAS**, transportation in the vicinity of the Projects is vital to the community, and completing the needed work at night is vital to the economic and mobility interests of the City; and

**WHEREAS**, OCMC 9.12.023(E) declares the construction, demolition, alteration, or repair of any building or the excavation of any streets and highways in a residentially-zoned neighborhood between the hours of 6:00 PM and 7:00 AM, Monday through Friday; and between 6:00 PM and 9:00 AM on Saturday and Sunday, to be a violation.

**NOW, THEREFORE, OREGON CITY RESOLVES AS FOLLOWS:**

**Section 1.** The City Commission declares an emergency, limited to paving activities within Beaver Creek Road associated with the Roadway Reconstruction Project (“Project”) as shown in the **Exhibit A** – Site Map attached to this resolution. Consistent with OCMC 2.52.070 and by this resolution, the Commission declares an emergency from June 12, 2024, at 8:00 PM to June 14, 2024, at 5:00 AM.

**Section 2.** Based on the emergency identified above, the City Commission grants the construction activities in the Beaver Creek Road right-of way exemption from Section 9.12.020 of the Oregon City Municipal Code for paving activities in Beaver Creek Road, during the period identified above in Section 1 of this resolution.

**Section 3.** This resolution shall take effect immediately upon its adoption by the City Commission.

**Section 4.** The City Commission hereby directs the City Manager and City staff to undertake all appropriate and practical measures to lessen the impacts of night-time work on City residents and businesses as authorized by this resolution.

**Section 5.** The City Commission adopts these procedures to prevent, minimize, respond to, or recover from emergencies consistent with OCMC 2.52.040.



Approved and adopted at a regular meeting of the City Commission held on the 11th day of June, 2024.

\_\_\_\_\_  
Denyse C. McGriff, Mayor

Attested to this 11th Day of June, 2024

Approved as to legal sufficiency:

\_\_\_\_\_  
Jakob Wiley, City Recorder

\_\_\_\_\_  
City Attorney



Project Area

Item 7a.



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# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** City Commission **Agenda Date:** 06/11/2024  
**From:** Aquilla Hurd-Ravich, Community Development Director

### SUBJECT:

Contract with The Gunter Group for e-permitting support

### STAFF RECOMMENDATION:

Staff recommends the City Commission review the attached materials and approve the contract with The Gunter Group and Lisa Yeo for support implementing e-permitting.

### EXECUTIVE SUMMARY:

The Community Development Department and specifically the Building Division currently use Tyler Technologies as our permitting software. Our customers currently can use some on-line permitting features like paying for invoices and scheduling inspections. However, the State of Oregon has mandated that all local jurisdictions that administer an inspection program use either the state's system or an equivalent system by January 1, 2025. Due to limited staff capacity and expertise, Community Development staff and IT staff see the need to hire a consultant who can provide project management for the city's project team, to advise and assist with configuration and business process design, and to assist with change management, testing, user documentation and training.

### BACKGROUND:

This summary was provided by the Building Codes Division of the Department of Consumer and Business Services:

HB 2415 passed the Oregon legislature and was signed into law by the Governor on September 25, 2021, but portions of the bill are not operative until January 1, 2025. The law was intended to improve statewide consistency for electronic processes for reviewing plans, issuing permits, and performing field inspections. The law requires that, by Jan. 2025 all local jurisdictions that administer a building inspection program use either the division's electronic system or an equivalent system. The laws also requires that the division create minimum standards for those electronic systems. A hearing was held on the division's



proposed rulemaking on March 21, 2023. Testimony was accepted until March 24, 2023.

Staff is requesting the Commission approve the contract and authorize the City Manager to sign the contract for \$130,000. The funding source is the Building Division fund. The contract timeline is June through the end of January 2025 with the option to extend through a new contract if more services are needed.

**OPTIONS:**

1. Approve the contract with The Gunter Group for project management and implementation services associated with e-permitting for the Building Division
2. Do not approve the contract as proposed with The Gunter Group for e-permitting project management and implementation services.

**BUDGET IMPACT:**

Amount: \$130,000

FY(s): 2024-2025

Funding Source(s): Building Division Fund- 230

## PERSONAL SERVICES AGREEMENT

THIS PERSONAL SERVICES AGREEMENT ("Agreement") is entered into between the CITY OF OREGON CITY ("City") and The Gunter Group ("Consultant").

### RECITALS

A. City requires services that Consultant is capable of providing under the terms and conditions hereinafter described.

B. Consultant is able and prepared to provide such services as City requires under the terms and conditions hereinafter described.

The parties agree as follows:

### AGREEMENT

1. Term. The term of this Agreement, unless sooner terminated pursuant to provisions set forth below, shall be from June 11, 2024 to January 30, 2025. In addition, the City shall have an option to extend the services for an additional three years at the City's sole discretion. Any termination of this Agreement shall not extinguish or prejudice City's right to enforce this Agreement with respect to (i) breach of any warranty; or (ii) any default or defect in Consultant's performance that has not been cured.

2. Compensation. City agrees to pay Consultant on a time-and-materials basis for the services required. Total compensation, including reimbursement for expenses incurred, shall not exceed \$130,000.

3. Scope of Services. Consultant's services under this Agreement shall consist of services as detailed in Exhibit A, attached hereto and by this reference incorporated herein.

4. Standard Conditions. This Agreement shall include all of the standard conditions as detailed in Exhibit B, attached hereto and by this reference incorporated herein.

5. Integration. This Agreement, along with the description of services to be performed attached as Exhibit A and the Standard Conditions to Oregon City Personal Services Agreement attached as Exhibit B, contain the entire agreement between and among the parties, integrate all the terms and conditions mentioned herein or incidental hereto, and supersede all prior written or oral discussions or agreements between the parties or their predecessors-in-interest with respect to all or any part of the subject matter hereof.

6. Notices. Any notices, bills, invoices, reports or other documents required by this Agreement shall be sent by the parties by United States mail, postage prepaid, or personally delivered to the addresses below. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.



To the City:

City of Oregon City  
PO Box 3040  
Oregon City, OR 97045  
Attention: Aquilla Hurd-Ravich, Community  
Development Director

To Consultant:

The Gunter Group  
4380 S Macadam Ave Suite 110  
Portland, Oregon 97239  
Attention: Matt Bader, TGG Partner

Consultant shall be responsible for providing the City with a current address. Either party may change the address set forth above for purposes of notices under this Agreement by providing notice to the other party in the manner set forth above.

7. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction's conflicts of law, rules or doctrines.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly appointed officers on this \_\_\_\_\_ day of June, 2024.

CONSULTANT

CITY OF OREGON CITY

By:  \_\_\_\_\_

By: \_\_\_\_\_

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

Title: City Manager, City of Oregon City

DATED: \_\_\_\_\_ May 31st, 2024.

DATED: \_\_\_\_\_, 2024.

EXHIBIT A

[DESCRIPTION OF SERVICES  
TO BE PERFORMED]

See attached scope of work

Exhibit A  
to Personal Services Agreement



**STANDARD CONDITIONS TO OREGON CITY  
PERSONAL SERVICES AGREEMENT**

Item 7b.

1. Consultant Identification. Consultant shall furnish to City its taxpayer identification number, as designated by the Internal Revenue Service, or Consultant's social security number, as City deems applicable.

2. Payment.

(a) Invoices submitted in connection with this Agreement shall be properly documented and shall identify the pertinent agreement and/or purchase order numbers.

(b) City agrees to pay Consultant within thirty (30) days after receipt of Consultant's itemized statement. Amounts disputed by City may be withheld pending settlement.

(c) City certifies that sufficient funds are available and authorized for expenditure to finance the cost of the services to be provided pursuant to this Agreement.

(d) City shall not pay any amount in excess of the compensation amounts set forth in this Agreement, nor shall City pay Consultant any fees or costs that City reasonably disputes.

3. Independent Consultant Status.

(a) Consultant is an independent consultant and is free from direction and control over the means and manner of providing labor or services, subject only to the specifications of the desired results.

(b) Consultant represents that it is customarily engaged in an independently established business and is licensed under ORS chapter 671 or 701, if the services provided require such a license. Consultant maintains a business location that is separate from the offices of the City and bears the risk of loss related to the business as demonstrated by the fixed price nature of the contract, requirement to fix defective work, warranties provided and indemnification and insurance provisions of this Agreement. Consultant provides services for two or more persons within a 12-month period or routinely engages in advertising, solicitation or other marketing efforts. Consultant makes a significant investment in the business by purchasing tools or equipment, premises or licenses, certificates or specialized training and

Consultant has the authority to hire or fire persons to provide or assist in providing the services required under this Agreement.

(c) Consultant is responsible for obtaining all assumed business registrations or professional occupation licenses required by state or local law (including applicable City or Metro business licenses as per Oregon City Municipal Code Chapter 5.04). Consultant shall furnish the tools or equipment necessary for the contracted labor or services. Consultant agrees and certifies that:

(d) Consultant is not eligible for any federal social security or unemployment insurance payments. Consultant is not eligible for any PERS or workers' compensation benefits from compensation or payments made to Consultant under this Agreement.

(e) Consultant agrees and certifies that it is licensed to do business in the State of Oregon and that, if Consultant is a corporation, it is in good standing within the State of Oregon.

4. Early Termination.

(a) This Agreement may be terminated without cause prior to the expiration of the agreed-upon term by mutual written consent of the parties or by the City upon ten (10) days written notice to the Consultant, delivered by certified mail, email, or in person.

(b) Upon receipt of notice of early termination, Consultant shall immediately cease work and submit a final statement of services for all services performed and expenses incurred since the date of the last statement of services.

(c) Any early termination of this Agreement shall be without prejudice to any obligation or liabilities of either party already accrued prior to such termination.

(d) The rights and remedies of the City provided in this Agreement and relating to defaults by Consultant shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

5. No Third-Party Beneficiaries. City and

## STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT

Item 7b.

Consultant are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide, any benefit or right, whether directly or indirectly or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement.

### 6. Payment of Laborers; Payment of Taxes.

(a) Consultant shall:

(i) Make payment promptly, as due, to all persons supplying to Consultant labor and materials for the prosecution of the services to be provided pursuant to this Agreement.

(ii) Pay all contributions or amounts due to the State Accident Insurance Fund incurred in the performance of this Agreement.

(iii) Not permit any lien or claim to be filed or prosecuted against the City on account of any labor or materials furnished.

(iv) Be responsible for all federal, state, and local taxes applicable to any compensation or payments paid to the Consultant under this Agreement and, unless Consultant is subject to back-up withholding, the City will not withhold from such compensation or payments any amount(s) to cover Consultant's federal or state tax obligation.

(v) Pay all employees at least time and one-half for all overtime worked in excess of forty (40) hours in any one week, except for individuals excluded under ORS 653.100 to 653.261 or under 29 U.S.C. §§ 201 to 209 from receiving overtime.

(b) If the Consultant fails, neglects or refuses to make prompt payment of any claim for labor or services furnished by any person in connection with this Agreement as such claim becomes due, the City may pay such claim to the person furnishing the labor or services and shall charge the amount of the payment against funds due or to become due to the Consultant by reason of this Agreement.

(c) The payment of a claim in this manner shall not relieve Consultant or Consultant's surety from obligation with respect to any unpaid claims.

(d) Consultant and subconsultants, if any, are subject employers under the Oregon workers' compensation law and shall comply with ORS 656.017, which requires provision of workers' compensation coverage for all workers.

### 7. Subconsultants and Assignment.

Consultant shall neither subcontract any of the work, nor assign any rights acquired hereunder, without obtaining prior written approval from the City. The City, by this Agreement, incurs no liability to third persons for payment of any compensation provided herein to the Consultant.

8. Access to Records. City shall have access to all books, documents, papers and records of Consultant that are pertinent to this Agreement for the purpose of making audits, examinations, excerpts and transcripts.

9. Ownership of Work Product; License. All work products of Consultant that result from this Agreement (the "Work Products") are the exclusive property of City. In addition, if any of the Work Products contain intellectual property of Consultant that is or could be protected by federal copyright, patent, or trademark laws, or state trade secret laws, Consultant hereby grants City a perpetual, royalty-free, fully paid, nonexclusive and irrevocable license to copy, reproduce, deliver, publish, perform, dispose of, use and re-use, in whole or in part (and to authorize others to do so), all such Work Products and any other information, designs, plans, or works provided or delivered to City or produced by Consultant under this Agreement. The parties expressly agree that all works produced (including, but not limited to, any taped or recorded items) pursuant to this Agreement are works specially commissioned by City, and that any and all such works shall be works made for hire in which all rights and copyrights belong exclusively to City. Consultant shall not publish, republish, display or otherwise use any work or Work Products resulting from this Agreement without the prior written agreement of City.

### 10. Compliance With Applicable Law.

STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT (4/2017)

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## STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT

Item 7b.

Consultant shall comply with all federal, state, and local laws and ordinances applicable to the services to be performed pursuant to this Agreement, including, without limitation, the provisions of ORS 279B.220, 279C.515, 279B.235, 279B.230 and 279B.270. Without limiting the generality of the foregoing, Consultant expressly agrees to comply with (i) Title VI of the Civil Rights Act of 1964; (ii) Section V of the Rehabilitation Act of 1973; (iii) the Americans With Disabilities Act of 1990 (Pub. L No. 101-336), ORS 659.425, and all regulations and administrative rules established pursuant to those laws; and (iv) all other applicable requirements of federal and state civil rights and rehabilitation and other applicable statutes, rules and regulations.

11. Professional Standards. Consultant shall be responsible, to the level of competency presently maintained by others practicing in the same type of services in City's community, for the professional and technical soundness, accuracy and adequacy of all services and materials furnished under this authorization.

12. Modification, Supplements or Amendments. No modification, change, supplement or amendment of the provisions of this Agreement shall be valid unless it is in writing and signed by the parties hereto.

13. Indemnity and Insurance.

(a) Indemnity. Consultant acknowledges responsibility for liability arising out of Consultant's negligent performance of this Agreement and shall hold City, its officers, agents, Consultants, and employees harmless from, and indemnify them for, any and all liability, settlements, loss, costs, and expenses, including attorney fees, in connection with any action, suit, or claim caused or alleged to be caused by the negligent acts, omissions, activities or services by Consultant, or the agents, Consultants or employees of Consultant provided pursuant to this Agreement.

(b) Workers' Compensation Coverage. Consultant certifies that Consultant has qualified for workers' compensation as required by the State of Oregon. Consultant shall provide the Owner, within ten (10) days after execution of this Agreement, a certificate of insurance evidencing

coverage of all subject workers under Oregon's workers' compensation statutes. The insurance certificate and policy shall indicate that the policy shall not be terminated by the insurance carrier without thirty (30) days' advance written notice to City. All agents or Consultants of Consultant shall maintain such insurance.

(c) Comprehensive, General, and Automobile Insurance. Consultant shall maintain comprehensive general and automobile liability insurance for protection of Consultant and City and for their directors, officers, agents, and employees, insuring against liability for damages because of personal injury, bodily injury, death, and broad-form property damage, including loss of use, and occurring as a result of, or in any way related to, Consultant's operation, each in an amount not less than \$2,000,000 combined, single-limit, per-occurrence/\$4,000,000 annual aggregate. Such insurance shall name City as an additional insured, with the stipulation that this insurance, as to the interest of City, shall not be invalidated by any act or neglect or breach of this Agreement by Consultant.

(d) Errors and Omissions Insurance Consultant shall provide City with evidence of professional errors and omissions liability insurance for the protection of Consultant and its employees, insuring against bodily injury and property damage arising out of Consultant's negligent acts, omissions, activities or services in an amount not less than \$500,000 combined, single limit. Consultant shall maintain in force such coverage for not less than three (3) years following completion of the project. Such insurance shall include contractual liability.

Within ten (10) days after the execution of this Agreement, Consultant shall furnish City a certificate evidencing the dates, amounts, and types of insurance that have been procured pursuant to this Agreement. Consultant will provide for not less than thirty (30) days' written notice to City before the policies may be revised, canceled, or allowed to expire. Consultant shall not alter the terms of any policy without prior written authorization from City. The provisions of this subsection apply fully to Consultant and its Consultants and agents.

**STANDARD CONDITIONS TO OREGON CITY  
PERSONAL SERVICES AGREEMENT**

Item 7b.

14. Legal Expenses. In the event legal action is brought by City or Consultant against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for attorney fees, costs, and expenses as may be set by a court. "Legal action" shall include matters subject to arbitration and appeals.

15. Severability. The parties agree that, if any term or provision of this Agreement is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected.

16. Number and Gender. In this Agreement, the masculine, feminine or neuter gender, and the singular or plural number, shall be deemed to include the others or other whenever the context so requires.

17. Captions and Headings. The captions and headings of this Agreement are for convenience only and shall not be construed or referred to in resolving questions of interpretation or construction.

18. Hierarchy. The conditions contained in this document are applicable to every Personal Services Agreement entered into by the City of Oregon City in the absence of contrary provisions. To the extent there is a conflict, the terms of the Personal Services Agreement will control over the terms of the standard conditions. To the extent there is a conflict between the terms of the standard conditions and any other document, including the scope of services, the terms of the standard conditions shall control those other terms.

19. Calculation of Time. All periods of time referred to herein shall include Saturdays, Sundays and legal holidays in the State of Oregon, except that, if the last day of any period falls on any Saturday, Sunday or legal holiday, the period shall be extended to include the next day that is not a Saturday, Sunday or legal holiday.

20. Notices. Any notices, bills, invoices, reports or other documents required by this Agreement shall be sent by the parties by United

States mail, postage prepaid, or personally delivered to the addresses listed in the Agreement attached hereto. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.

21. Nonwaiver. The failure of City to insist upon or enforce strict performance by Consultant of any of the terms of this Agreement or to exercise any rights hereunder shall not be construed as a waiver or relinquishment to any extent of its rights to assert or rely upon such terms or rights of any future occasion.

22. Information and Reports. Consultant shall, at such time and in such form as City may require, furnish such periodic reports concerning the status of the project, such statements, certificates, approvals, and copies of proposed and executed plans and claims, and other information relative to the project as may be requested by City. Consultant shall furnish City, upon request, with copies of all documents and other materials prepared or developed in relation with or as a part of the project. Working papers prepared in conjunction with the project are the property of City, but shall remain with Consultant. Copies as requested shall be provided free of cost to City.

23. City's Responsibilities. City shall furnish Consultant with all available necessary information, data, and materials pertinent to the execution of this Agreement. City shall cooperate with Consultant in carrying out the work herein and shall provide adequate staff for liaison with Consultant.

24. Arbitration.

All disputes arising out of or under this Agreement shall be timely submitted to nonbinding mediation prior to commencement of any other legal proceedings. The subsequent measures apply if disputes cannot be settled in this manner.

(a) Any dispute arising out of or under this Agreement shall be determined by binding arbitration.

(b) The party desiring such arbitration shall give written notice to that effect to the other party



**STANDARD CONDITIONS TO OREGON CITY  
PERSONAL SERVICES AGREEMENT**

Item 7b.

and shall in such notice appoint a disinterested person of recognized competence in the field as arbitrator on its behalf. Within fifteen (15) days thereafter, the other party may, by written notice to the original party, appoint a second disinterested person of recognized competence as arbitrator on its behalf. The arbitrators thus appointed shall appoint a third disinterested person of recognized competence, and the three arbitrators shall, as promptly as possible, determine such matter, provided, however, that:

(i) If the second arbitrator is not appointed as described above, then the first arbitrator shall proceed to determine such matter; and

(ii) If the two arbitrators appointed by the parties are unable to agree, within fifteen (15) days after the second arbitrator is appointed, on the appointment of a third arbitrator, they shall give written notice of such failure to agree to the parties and, if the parties fail to agree on the selection of the third arbitrator within fifteen (15) days after the arbitrators appointed by the parties give notice, then, within ten (10) days thereafter, either of the parties, on written notice to the other party, may request such appointment by the presiding judge of the Clackamas County Circuit Court.

(c) Each party shall each be entitled to present evidence and argument to the arbitrators. The determination of the majority of the arbitrators or the sole arbitrator, as the case may be, shall be conclusive on the parties, and judgment on the same may be entered in any court having jurisdiction over the parties. The arbitrators or the sole arbitrator, as the case may be, shall give written notice to the parties, stating the arbitration determination, and shall furnish to each party a

signed copy of such determination. Arbitration proceedings shall be conducted pursuant to ORS 33.210 et seq. and the rules of the American Arbitration Association, except as provided otherwise.

(d) Each party shall pay the fees and expenses of the arbitrator appointed by such party and one-half of the fees and expenses of the third arbitrator, if any.

25. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction's conflicts of law, rules or doctrines.

## **Proposal (v2) for City of Oregon City Tyler Permitting Online Features Implementation**

**L Yeo Consulting and The Gunter Group  
May 17, 2024**

We are pleased to offer this proposal to the City of Oregon City in response to your request. Please let us know if we can provide further information.

### **Background**

We understand that the State of Oregon is mandating via HB 2415 that all Oregon cities provide electronic building permit systems meeting minimum standards including:

- Online permit application
- Contractor license verification
- Uploading of construction plans and other documents
- Electronic plan review and markup
- Online tracking of plan review status and approvals
- Search for permits and inspections
- Scheduling inspections
- Electronic tools for inspectors in the field
- Remitting payments

In addition, all cities (including Oregon City) using the State e-Permitting system for “Basic Services” must either move these permit services to their own electronic system or become “Full Service” customers of the State e-Permitting system by 1/1/25. The State e-Permitting system manager clarified that cities do not need to complete implementation of the minimum standards above by 1/1/25. Rather, cities may be in the process of implementation by 1/1/25 with a clear target date for go live.

Oregon City has engaged a resource from Tyler Technologies to assist with the technical implementation of the online components of their Tyler EPL system. The city is seeking a resource to provide project management for the city’s project team, to advise and assist with configuration and business process design, and to assist with change management, testing, user documentation and training.



## Deliverables

The LYeo-TGG team (Lisa Yeo, Lindsey Santamaria) will provide the following deliverables:

- In conjunction with the city project team and Tyler consultant, develop a project work plan, with timeline and checkpoints for the first phase of the project (through January 2025).
- Provide project management, report status, resolve issues and address risks.
- Provide change management including communications with stakeholders, engaging stakeholders in business process redesign, and addressing stakeholder concerns.
- Advise on Tyler EPL configuration decisions.
- Assist with EPL configuration and testing as directed by the Tyler consultant.
- Lead business process redesign in the Building Department to support fully online permitting services.
- Lead the implementation of Bluebeam Studio with Tyler EPL, enabling receipt of construction plans via the customer portal, digital plan review and markup, and return of review comments via the portal.
- Lead and assist with user documentation development and user training.
- Keep Project Sponsors apprised of progress, issues needing escalation and opportunities for celebration.

## Scope of Work

- **The first phase of the project (this proposal) focuses on Building Department permits.** Later phases may address similar needs in the Engineering, Planning, and other departments.
- **The first phase of the project (this proposal) ends on 1/30/2025.** The city will reassess project status and needs at that point. The city does not expect to have online services for all Building permits completed by 1/1/25. It is acceptable to the State of Oregon that the city be “in process” as of January 2025 with a clear target date for Go Live.
- **We propose an average of 20 hours of consulting services per week** over the first phase of the project. Consultants will participate in the weekly sessions with the Tyler Implementation Consultant (IC), advise on configuration decisions, and assist the Tyler IC with configuration and testing as directed.
- **The LYeo-TGG team is available to begin work immediately.** We propose that we begin work with the City’s team at on-site meetings to build relationships with the City’s team members. Making use of virtual meetings will be helpful as the project proceeds, with on-site work remaining important for activities like business process redesign and user training.

## **Assumptions**

This proposal is contingent upon the following assumptions:

- A Tyler Implementation Consultant (IC) will provide configuration training and direction for all configuration work completed by the LYEO-TGG team.
- Oregon City will provide access (both onsite and remote) to city systems, as required, for Lindsey Santamaria of the LYEO-TGG team to perform configuration and testing work for EPL.
- Oregon City IT staff will perform refreshes of the development and test EPL environments as needed to perform configuration testing.

## **Cost Proposal**

The proposed hourly rate for Lisa Yeo, L Yeo Consulting, is \$175/hour.

The proposed hourly rate for Lindsey Santamaria, The Gunter Group, is \$165/hour.

We do not invoice for supplies and materials or local travel within fifty miles. We request that the client make copies if printed documents are desired.

Assuming an 8-month project (through 1/31/2025), and 20 hours/week on average, the estimated total Not-To-Exceed cost is \$130,000. The first month of the project will serve as a discovery period to determine the amount of configuration needed, as well as to establish a division of that work between the Tyler IC and LYEO-TGG team.

## **Summary of Experience and Qualifications**

### **Lisa Yeo, Principal, L Yeo Consulting LLC**

- In the past 10 years, Lisa has worked under contract with the cities of Tualatin, Wilsonville, Portland, Hood River, and Tigard on their permitting and online plan review systems. She gained experience with current best practices across these cities using three different permit software systems and 2 plan review packages. The software with which she has the most experience is Tyler EnerGov/EPL and Bluebeam Revu/Studio.
- In 2022, Lisa assessed Oregon City's (then) "old EnerGov" and developed a plan for moving it forward, including configuration recommendations.
- In addition, Lisa has 35 years of experience enhancing and managing technology services for public sector organizations as software developer, analyst, IT Director, and CIO. It is her passion and her expertise. Please see [www.linkedin.com/in/lisayeo](https://www.linkedin.com/in/lisayeo) for more information.



**Lindsey Santamaria, Sr Consultant, TGG**

- Lindsey has experience leading organizations through complex system implementations by providing project management support, business process analysis and design, change management and training. Most recently Lindsey served as an Integration Project Manager for a client with complex system integration and data migration activities.
- Recognized as a creative thinker with strong ability to drive alignment between business and technical teams, Lindsey recently developed and implemented a communication and change management strategy for a client's patient network expansion to support growing from 286,000 to 594,000 members.
- Recently Lindsey led all business analysis, user testing and training activities for a Portland based organization that was implementing a new ERP.



# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** City Commission  
**From:** Human Resources Director Patrick Foiles

**Agenda Date:** 06/05/2024

### **SUBJECT:**

Oregon City Employee Deferred Compensation Plan Investment Management Services

### **STAFF RECOMMENDATION:**

Staff requests the authorization to enter into a personal services agreement with Hyas Group to operate as a co-fiduciary and to perform plan investment management services for a fee based on current deferred compensation plan assets. The first year of service will cost approximately \$26,250 ( $\$17,500,000 \times 0.0015 = \$26,250$ ).

### **EXECUTIVE SUMMARY:**

The City of Oregon City is the Administrator of deferred compensation (457b and 401a) plans that contain employee retirement savings. The plan was originally adopted by the Oregon City Commission in August 1978 and amended to add additional program elements in December 1981, May 1982 and most recently June 2015. The accumulated assets within the plan have grown significantly over the last 10 years and require a level of expertise and knowledge to effectively perform the fiduciary responsibilities that are tied to being a plan sponsor.

The plans and programs associated with the Deferred Compensation plan have operated without a professional investment manager and staff believes there are opportunities for efficiency and significant cost savings to our employees.

In August 2023, the Human Resources department convened a committee of staff members to review and discuss the Deferred Compensation benefit, the investment options, and multiple record-keepers. The committee began to discuss and explore the City's plan and investment option bookkeepers. The Committee identified the need for a more comprehensive analysis and for an investment management expert and co-fiduciary to support the City.

City of Oregon City staff sought proposals from qualified vendors to operate as a co-fiduciary, to analyze the City's plan, consult, guide, and assist in the management of the city's deferred compensation (457b, 401a) plans and programs.



Through a competitive request for proposal process, the City has identified Hyas Group to perform the service.

With this service contract, the Hyas Group will:

- Review and analyze current plan recordkeeper arrangements, investment offerings, fees, and costs.
- Plan, initiate, and manage the implementation of a request for proposal (RFP) process to identify a recordkeeper(s) for the City.
- Assist with any plan changes that could include updating investments, consolidating record-keepers, review of the plan-documents, participant education programs, and establishing governance practices.
- Review and update the City's Deferred Compensation Plan document(s) in partnership with the recordkeeper(s).
- Identify investment goals and guidelines.
- Ensure compliance and perform overall plan review.
- Lead the City Deferred Compensation Committee.
- Assess fund performance and select appropriate investment options.
- Perform analysis and report to the City's deferred compensation committee quarterly.
- Provide Fiduciary education for Deferred Compensation committee members and City leadership.
- Assist the City to establish goals, objectives, and best practices related to its Deferred Compensation plan.
- Provide education opportunities for plan participants (employees).

The Hyas Group's complete proposal is attached.

The draft contract presented has a term of three (3) years with the opportunity to extend it for two (2) additional years. The annual cost of the service contract will be 0.15% of Plan assets. Currently total plan assets equal approximately \$17,500,000. The first year of service will cost approximately \$26,250 ( $\$17,500,000 \times .0015 = \$26,250$ ).

**BACKGROUND:**

On February 26, 2024, the city issued a Request for Proposals (RFP) to solicit bids from qualified vendors. It was advertised in the Daily Journal of Commerce and the City bid site, in accordance with the City and State contracting procedures. The RFP was posted for four weeks, closing March 20, 2024. The City received two (2) proposals. The City's Deferred Compensation Committee members reviewed and scored the submittals. The two proposals adequately presented the agency's background, expertise, and ability to fulfil the service. The committee unanimously ranked Hyas Group as the top proposal. The Hyas Group's current experience helping neighboring cities through the same process and the proposed fee schedule was preferred.

The list below includes the agencies and costs associated with each proposal:

- ☐ Hyas Group                      0.15% of Plan assets
- ☐ Alera Group                      0.25% of Plan assets (Minimum of \$40,000 annually)

Staff planned and budgeted \$20,000 for this service in the current Human Resources Professional and Technical Services biennial budget.

**Attachments:**

- Draft Personal Services Agreement and Scope of Work
- Proposal from The Hyas Group

**OPTIONS:**

1. Authorize the City Manager to execute the Personal Services Agreement, as presented.
2. Request changes to the Personal Services Agreement and direct the City Manager to negotiate such changes.
3. Deny authorization, choose not to pursue a Personal Services Agreement with Triangle and provide the City Manager with alternate direction.

**BUDGET IMPACT:**

Amount:                      \$78,000 (3 years) up to \$135,000 (5 years)

FY(s):                        FY2023-25 (\$26,250) Remainder in future budgets

Funding Source(s): General Fund



## CONSULTING SERVICES AGREEMENT

### City of Oregon City and Hyas Group

THIS AGREEMENT for consulting services is made by and between the Hyas Group, a separate business unit within Morgan Stanley Institutional Investment Advisors LLC ("Consultant") and the City of Oregon City, OR ("Client") as of July 1, 2024.

WHEREAS, Consultant desires to perform, and Client desires to have Consultant perform certain general services for the City of Oregon City 457(b) Deferred Compensation Plans and 401(a) Plans ("Plans"), which Client represents to Consultant are all "governmental plans" within the meaning of Section 414(d) of the Internal Revenue Code and are not subject to the requirements under the Employee Retirement Income Security Act of 1974, as amended ("ERISA").

WHEREAS, Client seeks to retain Consultant for the purpose of providing **discretionary** investment advisory and management services to the Plan, and Consultant is willing to provide such services.

NOW, THEREFORE, In consideration of the mutual covenants and promises set forth below, the parties agree as follows:

#### SECTION 1 - DEFINITIONS:

1.1 Scope of Work - means each document agreed upon by Client and Consultant for specific Services to be performed and the Deliverables to be provided to Client and any other performance requirements mutually agreed to between the parties. The Scope of Work attached as Exhibit A – Consulting Services Scope of Work shall be deemed incorporated herein in its entirety by reference.

1.2 Deliverables - means, with respect to the Scope of Work, the items specified in such Scope of Work as deliverables of the Consultant.

1.3 Services - means the services under the Scope of Work, which Consultant shall provide to Client under this Agreement.

1.4 Consultant Work Product - means any and all items and information delivered to Client or its employee(s), or otherwise generated by Consultant or its agent in the course of providing Services under this Agreement, whether in hard copy or electronic form, including all Deliverables, works of authorship, reports, designs, analyses and other supporting material, summaries and recommendations.

#### SECTION 2 - SERVICES:

Client hereby appoints Consultant as a fiduciary to the Client's Plan and as Client's agent with full and complete power, authority and discretion to supervise, manage, control and direct the ongoing investment options of the Plan. All such action and authorities will be exercised independently without prior consultation with Client. Consultant shall follow the Investment Policy and any special written instructions, limits or guidelines provided by the Client from time to time that Client wishes Consultant to follow in managing the Plan. Consultant shall provide investment advisory services under this Agreement as a fiduciary and solely in the interest of the Client with the care, skill, prudence, and diligence under the circumstances then prevailing that a prudent person acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of a like character and with like aims.



Client hereby appoints Consultant as a fiduciary as defined under Section 3(21) of ERISA to the Client's Plans and as Client's agent and Client further appoints Consultant as investment manager as defined under Section 3(38) of ERISA, as though ERISA applied to the Plans, with full and complete power, authority and discretion to supervise, manage, control and direct the ongoing investment options of the Plans. All such action and authorities will be exercised independently without prior consultation with Client. Consultant shall follow the Investment Policy and any special written instructions, limits or guidelines provided by the Client from time to time that Client wishes Consultant to follow in managing the Plan. Consultant shall provide investment advisory services under this Agreement as a fiduciary and investment manager, each as defined under Sections 3(21) and 3(38) of ERISA, respectively, and shall act solely in the interest of the Plan participants with the care, skill, prudence, and diligence under the circumstances then prevailing that a prudent person acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of a like character and with like aims.

Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to Client the services described in the Scope of Work in the manner specified therein.

**2.1 Term of Services.** The initial term of this Agreement shall be three (3) years begin on the date first noted above and shall end on June 30, 2027, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 7. Upon expiration of the initial term, this contract may be extended for up to two (2) additional one-year periods at the option of the City, subject to mutual agreement and written notice provided no less than thirty (30) days prior to the expiration of the term.

**2.2 Duties of Consultant.** Consultant shall provide the Services and the Consultant Work Product during the term of this Agreement in accordance with the terms and conditions of this Agreement and the Scope of Work. Consultant will provide all resources, facilities, management, labor, expertise, skills, tools and equipment necessary for the performance of its obligations under this Agreement and any Scope of Work. Without limiting the foregoing, Consultant shall: (i) keep Client advised of the progress of the delivery of the Services and the status of the Deliverables; (ii) permit any designated representative of Client periodically to review the work of Consultant personnel performing Services and preparing Deliverables; (iii) perform the Services in a timely manner and provide the Deliverables in accordance with the Scope of Work; and (iv) keep accurate records of work performed, evidence of which Consultant shall provide to Client upon Client's request.

**2.3 Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement and the duties and responsibilities under this Agreement shall not be subcontracted to any other person or entity, in whole or in part, without Client's prior written approval. In the event that Client, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Consultant shall, immediately upon receiving notice from Client of such desire of Client, reassign such person or persons.

**2.4 Changes to Scope of Work.** Client may at any time by written notice make changes within the general reach of any Scope of Work, and if agreed in writing by Consultant, Consultant shall proceed without delay to perform the Scope of Work as changed. However, should any change to a Scope of Work result in a material change to the performance, schedule or cost of the Scope of Work, Client and Consultant shall enter into an amendment of the Scope of Work signed by both parties before providing Services, Deliverables and or Consultant Work Product to Client.

### **SECTION 3 - COMPENSATION:**

**3.1 Annual Consulting Services.** In accordance with the Exhibit A – Consulting Services Scope of Work, Consultant shall be paid a fixed, annual fee of 0.15% of Plan assets for the term of the Agreement. The fee will be payable in quarterly installments of 0.0375% of Plan assets. The fee will be prorated accordingly for partial years. Such payments shall be Consultant's sole compensation, including travel and all other expenses for its rendering of the Services and preparation and delivery of the Consultant Work Product. Consultant shall invoice Client at the address listed in this Agreement for the Services, Deliverables or Consultant Work Product and shall be paid net thirty (30) days from date of an accurate invoice or receipt of Services, Deliverables or Consultant Work Product, whichever occurs later. Client and Consultant may mutually agree to have the foregoing fees paid out of the Plans' assets upon proper direction to the Plans' custodians and recordkeepers.

| <b><u>Plan Name</u></b> | <b><u>Annual Fee</u></b> | <b><u>Quarterly Fee</u></b> |
|-------------------------|--------------------------|-----------------------------|
| 457(b) Plans            | 0.15% on Plan Assets     | 0.0375% on Plan Assets      |

|                                       |                             |                               |          |
|---------------------------------------|-----------------------------|-------------------------------|----------|
| 401(a) Plans                          | 0.15% on Plan Assets        | 0.0375% on Plan Assets        | Item 7c. |
| <b>Total Annual Fee for All Plans</b> | <b>0.15% on Plan Assets</b> | <b>0.0375% on Plan Assets</b> |          |

#### SECTION 4 - CONSULTANT'S REPRESENTATIONS, WARRANTIES, AND COVENANTS:

Consultant represents, warrants and covenants as follows:

4.1 Compliance with applicable law. Throughout the term of this Agreement, Consultant, its employees and authorized agent(s): (i) shall comply with all applicable state and local laws, regulations, rules, and federal orders respecting the performance by Consultant of its duties and responsibilities under this Agreement; and (ii) shall obtain and maintain all licenses, permits and approvals required by any federal, state or local licensing, regulatory, or other agency or authority for performance of the work required by this Agreement or the Scope of Work.

4.2 Use of Qualified Personnel. Consultant will use qualified individuals with suitable training, experience, capabilities, skill and licenses to perform its obligations under this Agreement.

4.3 Quality of Work. Consultant will perform this Agreement and any Scope of Work hereunder in a manner consistent with industry standards reasonably applied to the performance of such work. The Services and Consultant Work Product provided hereunder shall (i) be of good and marketable quality; (ii) be free from all defects in design, materials, workmanship, performance and title; and (iii) meet the applicable specifications, samples, descriptions and requirements specified in the Scope of Work and this Agreement.

#### SECTION 5 - STATUS OF CONSULTANT:

5.1 Independent Contractor. Client and Consultant are independent contractors and have no power or authority to bind the other or to create any obligation or responsibility on behalf of the other. Under no circumstances shall any employee of one party be deemed to be the employee of the other for any purpose. Nothing herein shall be construed as implying a joint venture, agency, employer-employee or partnership relationship between the parties hereto. Consultant is solely responsible for all of its own taxes, withholdings, and other similar statutory obligations related to this Agreement and the Scope of Work.

#### SECTION 6 - LEGAL:

6.1 Governing Law. This Agreement will be governed by the laws of Oregon State, without giving effect to principles of the conflict of laws. Unless the parties otherwise agree in writing when any dispute arises, all claims, demands, controversies, disputes, actions or causes of action of any nature or character arising out of or in connection with this Agreement, whether legal or equitable, known or unknown, contingent or otherwise shall be resolved through negotiation, and if it cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation. If mediation is unsuccessful, any dispute shall be settled by arbitration via a mutually agreeable arbitrator and arbitration provisions and rules, and the judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

The parties waive any objection that they may have at any time to the laying of venue in or the exercise of jurisdiction by any such arbitration. The parties agree that service of process for any such legal proceeding need not be personally served or served within the State of Oregon.

6.2 Fiduciary Responsibility. Consultant acknowledges and agrees that in providing certain services described in the Scope of Work, it is acting as an investment manager as defined in ERISA § 3(38), as though ERISA applied to the Plans, in rendering investment advice to the Client based on the particular needs of the Client as stated herein.

6.3 Force Majeure. Neither party shall be liable for any delay or failure in performance due to acts of God, earthquake, flood, riots, fire, epidemics, war or terrorism. Each party shall immediately notify the other party of the occurrence of such an event affecting such party and shall use all reasonable efforts to recommence performance as soon as possible. The obligations and rights of the excused party shall be extended on a day-to-day basis for the time period equal to the period of the excusable delay.

6.4 Legal Proceedings. Consultant will have no obligation to render advice or take any action with respect to securities or other investments, or the issuers thereof, which become subject to any legal proceedings, including bankruptcies.

**6.5 No Third-Party Beneficiaries.** Nothing in this Agreement, express or implied, is intended or shall be construed to confer on any person, other than the parties to this Agreement and the Client's Plan Advisory Committee, any right, remedy, or claim under or with respect to this Agreement.

**6.6 Notices.** All notices and other communications under this Agreement must be in writing and shall be deemed to have been given if delivered personally, sent by facsimile (with confirmation), mailed by certified mail, delivered by an overnight delivery service (with confirmation), or emailed (with confirmation) to the parties at the addresses, facsimile numbers, or email addresses below each party's signature, below (or at such other address, facsimile number, or email address as a party may designate by like notice to the other party). Any notice or other communication shall be deemed to be given (a) on the date of personal delivery, (b) at the expiration of the 3<sup>rd</sup> business day after the date of deposit in the United States mail, (c) on the date of confirmed delivery by facsimile or overnight delivery service, or (d) on the date of confirmed delivery of email.

## **SECTION 7. TERMINATION, MODIFICATION & EXTENSION:**

**7.1 Termination.** Client may terminate this Agreement at any time, with or without cause, by giving thirty (30) days written notice to Consultant. In the event of a termination under this subsection, Consultant shall immediately cease work on the terminated matter(s), performing only efforts reasonably necessary to wind down and preserve work that has been performed. In the event of a termination of this Agreement for any reason, Consultant shall be obligated to deliver only Services and Consultant Work Product actually performed or prepared by Consultant prior to the date of termination, and delivered to and accepted by Client within a reasonable time after the effective date of termination. Upon a termination of this Agreement, Consultant will be entitled to receive or retain a prorated portion of the compensation described in Section 3.1, prorated to the termination date. If compensation paid to Consultant represents compensation for a period extending beyond the termination date, Consultant will reimburse Client as soon as reasonably possible; and if Client has not yet paid compensation for a period preceding the termination date, Client will pay the owed amount to Consultant as soon as reasonably possible. In addition, Client has the right to terminate this Agreement without any penalty within five business days of signing it, and Client will receive a full refund of all fees Client has paid Consultant.

**7.2 Transition.** Consultant shall, if requested by Client, take all reasonable steps to achieve an orderly transition upon termination and provide reasonable training for Client or third party personnel.

**7.3 Amendments.** The parties may amend this Agreement upon mutual written agreement.

## **SECTION 8 - GENERAL:**

**8.1 Proxy Voting.** Consultant will not take any action or render any advice regarding the voting of proxies with respect to issuers of securities, or the take any action relating to such issuers, which become the subject of any legal proceedings including class action lawsuits and bankruptcies

**8.2 Risk.** Client recognizes that there may be loss or depreciation of the value of any investment due to the fluctuation of market values. Client represents that no party to this Agreement has made any guarantee, either oral or written, that the Plan's investment objectives will be achieved. Consultant will not be liable for any error in judgment and/or for any investment losses in the absence of malfeasance, negligence or violation of applicable law. Nothing in this Agreement will constitute a waiver or limitation of any rights which Client may have under applicable state or federal law, including without limitation state and federal securities laws.

**8.3 Confidentiality.** In connection with the performance of Consultant's services under this Agreement, Consultant will hold any confidential information received from Client in strict confidence. Consultant will not disclose such information to any third party, except as necessary to perform services on Client's behalf, or as required by law. Client also agrees to respect the proprietary nature of Consultant's work product, and only disclose Consultant's advice, reports and recommendations to others in a manner consistent with the intended purposes of this agreement.

**8.4 No Waiver.** No waiver of rights under this Agreement or the Scope of Work hereunder by either party shall constitute a subsequent waiver of this or any other right under this Agreement.

**8.5 Assignment.** Neither this Agreement nor any rights under this Agreement (nor any Scope of Work hereunder), other than monies due or to become due, shall be assigned or otherwise transferred by Consultant (by operation of law or otherwise) without the prior written consent of Client.



**8.6 Severability.** In the event that any of the terms of this Agreement or any Scope of Work hereunder or the performance of any obligation by either party thereunder becomes or is declared to be illegal by any court of competent jurisdiction or other governmental body, such term(s) shall be null and void and shall be deemed deleted from this Agreement or the Scope of Work. All remaining terms of this Agreement shall remain in full force and effect.

**8.7 Entire Agreement.** This Agreement and the Scope of Work expressly incorporated herein, are the complete agreement between the parties hereto concerning the subject matter of this Agreement and replace any prior oral or written communications (including invoices) between the parties. There are no conditions, understandings, agreements, representations, or warranties, expressed or implied, which are not specified herein. This Agreement may only be modified by a written document executed by authorized representatives of the parties hereto.

**8.8 Acknowledgement of Receipt of Part 2 Form ADV.** Client acknowledges that it has received and has had an opportunity to read Consultant's firm brochure (Form ADV, Part 2A) and applicable brochure supplements (Form ADV, Part 2B) prior to, or at the time of, entering into this Agreement.

| <b>City of Oregon City, OR</b>                                                                 | <b>Hyas Group, a separate business unit within<br/>Morgan Stanley Institutional Investment<br/>Advisors LLC</b> |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Signature:                                                                                     | Signature:<br>                |
| Name: Tony Konkol                                                                              | Name: Jayson Davidson, CFA                                                                                      |
| Title: City Manager                                                                            | Title: Managing Principal                                                                                       |
| Date:                                                                                          | Date: May 10, 2024                                                                                              |
| Phone:                                                                                         | Phone: (971) 634-1501                                                                                           |
| Mobile:                                                                                        | Mobile: (503) 964-0842                                                                                          |
| Fax: (503) 496-1576                                                                            | Fax: (971) 275-1856                                                                                             |
| Email: tkonkol@orcitey.org                                                                     | Email: jdavidson@hyasgroup.com                                                                                  |
| Mailing Address:<br>City of Oregon City<br>625 Center St / PO Box 3040<br>Oregon City OR 97045 | Mailing Address:<br>Hyas Group<br>9755 SW Barnes Road, Suite 660<br>Portland, OR 97225                          |

## **EXHIBIT A**

### **CONSULTING SERVICES SCOPE OF WORK**

#### **VENDOR REQUEST FOR PROPOSAL (RFP) PROJECT SCOPE OF WORK:**

##### **PHASE 1 – RFP PROJECT INITIATION**

###### **Initial planning and needs assessment**

- > Coordinate with Client's Procurement Department as appropriate
- > Consult with Client on its vision for the future and discuss innovative industry practices and trends in participant services, communications, administration, reporting, compliance, investment integration and technology
- > Establish basis for assessing employee needs and satisfaction regarding programs
- > Identify operational, legal and strategic requirements
- > Discuss and finalize strategic goals and objectives
- > Confirm formal timeline
- > Identify roles and responsibilities for vendor search project and transition plan

###### **Data gathering and program analysis of present and forthcoming plan structure**

- > Draft existing vendor data request and send to appropriate contacts at incumbent providers
- > Collect and refine data

##### **PHASE 2 – RFP PREPARATION, RELEASE AND ANALYSIS**

###### **RFP preparation and release**

- > Draft RFP to Client's specifications
- > Vet RFP draft with Client's sub-committee/staff as appropriate
- > Finalize RFP
- > Establish qualifications for potential vendor distribution based on Client's criteria
- > Release RFP to qualified vendor community; assist in advertising the RFP per procurement process
- > Collect and answer vendor questions regarding the RFP

###### **RFP response analysis**

- > Collect all RFP responses and related materials
- > Organize information and begin RFP analysis
- > Confirm open issues with respondents
- > Prepare Executive Summary
- > Send draft RFP analysis to Client
- > Finalize RFP analysis report
- > Meet with Client to review analysis and make recommendations regarding vendor interview candidates

###### **Provider interview sessions and final selection**

- > Notify and schedule selected vendors of interview requirements and evaluation criteria
- > Provide Client with interview format and evaluation criteria
- > Facilitate interview sessions by tracking time and providing instructions to all parties
- > Provide recommendations and post interview analysis
- > Compile notes and feedback from any site visits; produce final report
- > Assist in arriving at final vendor decision

##### **PHASE 3 – IMPLEMENTATION**

###### **Final negotiations and contract preparation**

- > Contact vendor(s) to finalize any interview and/or offer specifics
- > Notify successful provider of Client's intent to award contract
- > Negotiate contract language
- > Assist in ongoing contract and document review

#### Transition planning and assistance

- > Coordinate provider transition plan with incumbent, any new vendor conversion teams and assigned Client transition team
- > Establish on-site education sessions and webcasts
- > Review all transition-related documents including participant communication materials
- > Participate in group transition meetings
- > Attend weekly and ad hoc transition phone conferences between provider and Client

### **ONGOING CONSULTING FOR DISCRETIONARY SERVICES:**

#### Investment Management

- > Provide 3(21) fiduciary services and discretionary 3(38) discretionary investment manager services
- > Define appropriate screening criteria
- > Assess performance and risk parameters
- > Selection of appropriate investment options held within Plans
- > Provide risk and return analysis
- > Control investment implementation in a 3(38) investment manager arrangement

#### Investment Policy Statement (IPS) Review and Annual Maintenance

- > Confirm investment criteria, goals, and objectives
- > Create and/or review investment guidelines every year
- > Establish investment performance review and evaluation criteria

#### Quarterly Performance Reporting

- > Provide comprehensive review of the Plans including fees, performance, and benchmarking
- > Present economic and financial market overview, including fixed income, domestic, and international equity markets
- > Provide performance reporting versus appropriate peer groups and benchmarks
- > Semi-annual meetings with the Committee, along with conference calls as needed

#### Overall Portfolio Analysis and Ongoing Review

- > Analyze investment managers using quantitative and qualitative research tools
- > Determine investment overlap and/or under-weighted asset classes
- > Assess risk parameters
- > Offer recommendations for option/asset class changes and implementation strategy
- > Assess overall client objectives and market-driven factors
- > Negotiate terms, if necessary, with investment managers/mutual funds/custodian

#### Asset Allocation Studies

- > Identify optimal portfolio allocation for multiple risk scenarios
- > Evaluate manager implementation
- > Adjust allocation and implementation as necessary
- > Provide ongoing asset allocation adjustments

#### Detailed Plan Cost Analysis and Benchmarking

- > Provide in-depth cost review of all aspects of the Plans
- > Benchmark cost to other plans
- > Chart historical cost and vendor revenue
- > Renegotiate fees and agreements where appropriate

#### Contract Evaluation Services

- > Review provider contracts
- > Recommend changes to structure as necessary
- > Assist with provider service and pricing negotiations



#### Plan Governance and Committee Function Assistance

- > Develop and review charter/by-laws for fiduciary committee
- > Assist with meeting agenda creation
- > Review meeting minutes

#### Fiduciary Education for Committee Members

- > Assist the Committee in meeting fiduciary responsibility requirements
- > Provide targeted, on-site education sessions on topical investment issues
- > Communicate important industry and regulatory changes and trends

#### Participant Education and Support

- > Develop and review participant communications
- > Partner with the Committee to establish effective participant education and support
- > Review participant metrics and behavior to identify areas of needed support

#### Morgan Stanley at Work for Plan Participants

##### Financial Education

- > Individual onsite financial consultations are delivered in conjunction with seminars and webinars
- > A self-service digital financial wellness portal matches employees with personalized educational journeys

##### Financial Planning Solutions

- > Employees can implement financial plans to pursue their goals
- > Financial Advisors can create and implement personalized wealth plans

##### Financial Coaching

- > Employees with basic financial needs can access one-on-one telephone based coaching

##### Financial Planning Services

- > Financial Advisors help with understanding complex investment and wealth structuring needs
- > Personal tax solutions are available

## **CITY OF OREGON CITY**

### **REQUEST FOR PROPOSALS**

Investment Management Services

March 20, 2024

#### **PREPARED BY**

**Ted Grigsby, CIMA®**, *Senior Principal*  
(971) 412-7701 | tgrigsby@hyasgroup.com  
9755 SW Barnes Road, Suite 660 | Portland, OR 97225

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**Section 03** Attachment C—Standard Conditions

- SEC Form ADV Part 2, Part 2 Supplement



# SECTION 01



## HYAS GROUP

9755 SW Barnes Road, Suite 660  
Portland, Oregon 97225

MAIN 971.634.1500 FAX 503.914.0022  
www.hyasgroup.com

Mr. Patrick Foiles, *Human Resources Director*  
**City of Oregon City**  
*Submitted electronically via email*

March 11, 2024

### RE: INVESTMENT MANAGEMENT SERVICES RFP

Dear Mr. Foiles,

We appreciate the opportunity to respond to the City of Oregon City's Request for Proposals and we are fortunate to be in a position to offer our investment management services to the City's 457(b) and 401(a) Plans. We know that with hard work and an unwavering commitment to client support, we will be able to provide the level and caliber of service the City, its Committee, staff, and its plan participants deserve.

The Hyas Group is one of the largest, most respected public-sector retirement plan consulting firms in the nation. We would summarize our value proposition as follows:

#### Why Hire the Hyas Group?

- > We offer **competitive pricing and service level commitments**
- > We have extensive governmental plan experience. **Over 90% of our client relationships are governmental plans**
- > Our personnel are responsive and have **extensive industry experience**, most with more than 20 years of relevant knowledge
- > We have **effective vendor knowledge and negotiation skills**
- > Exceeding client expectations at every interaction, recommendation, and project is our goal. **We work with over 160 retainer and project clients**

Thank you again for the opportunity to respond to your Request for Proposals and highlight our firm and services. You may direct all inquiries related to this RFP me at the contact information provided below. We look forward to hearing from you regarding next steps.

Sincerely,

**Ted Grigsby, CIMA**, *Senior Principal*  
(971) 412-7701 | tgrigsby@hyasgroup.com

Our submission is contingent on our right to negotiate the terms of a mutually acceptable agreement that aligns with the services we provide and our policies and procedures.

## SECTION 02





HYAS GROUP

## CITY OF OREGON CITY REQUEST FOR PROPOSALS

Investment Management Services | March 20, 2024, 2024

### ATTACHMENT B—PROPOSAL QUESTIONS

#### 1. State the full name and address of the Proposer. For national firms, please indicate which office would serve our account.

Hyas Group, a separate business unit within Morgan Stanley Institutional Investment Advisors LLC  
9755 SW Barnes Road, Suite 660 | Portland, OR 97225  
(971) 634-1500 | [www.hyasgroup.com](http://www.hyasgroup.com)

#### Firm Background, Size, and Location

The Hyas Group is a specialized consulting firm and has been working with institutional consulting clients since its inception in 2008. Based in Portland, Oregon, with a national client base, we have only one line of business—institutional plan consulting.

The Hyas Group was founded in 2008 as an independent firm solely dedicated to institutional consulting. In 2021, the Hyas Group joined Morgan Stanley's institutional consulting business and is now a separate business unit within Morgan Stanley Institutional Investment Advisors LLC, an SEC Registered Investment Advisor. The Hyas Group operates within this structure, maintaining its employees, firm name, and office. The Hyas Group's investment consulting practice remains focused on servicing institutional clients, but now with the added resources and scale of Morgan Stanley and its subsidiaries.

Services provided to the City as described in this proposal would be based out of Hyas Group's office in Portland, Oregon. We currently employ 20 professionals, all of whom are involved in our investment consulting services practice—the Hyas Group's only line of business.

#### 2. Provide the name, title, address, e-mail address, and telephone number of the individuals responsible for responding to this request.

#### Primary Proposal Contact

Ted Grigsby, CIMA®, Senior Principal  
9755 SW Barnes Road, Suite 660 | Portland, OR 97225  
(971) 412-7701 | [tgrigsby@hyasgroup.com](mailto:tgrigsby@hyasgroup.com)

#### 3. Provide the name, title, address, e-mail address, and telephone number of the individuals responsible for being the City's primary contact.

Ted Grigsby, CIMA®, Senior Principal, will serve as the City's primary contact. Ted's contact information is included in response to question 2.

## Proposed Consulting Team

The Hyas Group takes a team approach and relies on active and dynamic collaboration among our staff to deliver a high-level work product to the clients we serve. Our track record of retaining experienced and consistent team members since the founding of our firm has allowed us to grow in institutional and industry knowledge and deliver exceptional service to our clients. The City and DC Advisory Committee will be served and supported by experienced lead and co-consultants who work in tandem with our research and analytics team, who specialize in portfolio management and manager selection. The combination of these professionals will add a thorough, engaged, and dynamic perspective to the City of Oregon City's (the City's) retirement program.

### CITY OF OREGON CITY

#### **Ted Grigsby, CIMA®**

Senior Principal  
Univ of Portland, MS Finance  
21 years of experience

#### **Audrey White**

Senior Principal  
Oregon, BA Journalism, Comm.  
25 years of experience

#### **Tom Breaden, CFA**

Director of Analytics  
Portland State, MS Econ  
18 years of experience

#### **Dale Parker**

Executive Director  
Portland State, BS Finance  
33 years of experience

#### **Matt MacDonald, CFA**

Senior Analyst  
Vancouver Is., BBA Finance  
12 years of experience

#### **Geoff Hildreth**

Senior Analyst  
Willamette, BA/Economics  
28 years of experience

#### **Kathryn Manning**

Sr. Client Services Admin  
Portland State, BS Social Science  
20 years of experience

#### **Michelle Ruppelt**

Head of Business Control & Risk/  
Performance Analyst  
40 years of experience

Ted Grigsby, CIMA® will serve as the primary consultant for this relationship and will be joined by Audrey White as co-consultant. Ted will be responsible for leading the Firm's resources and ensuring that all client servicing requirements are met, and he will conduct all meetings and deliver the Firm's analysis and other work product. Ted and Audrey will be supported by Tom Breaden, CFA, Director of Analytics; Dale Parker, Executive Director; Matt MacDonald, CFA, Senior Analyst; Geoff Hildreth, Senior Analyst; Kathryn Manning; Senior Client Services Administrator; and Michelle Ruppelt, Head of Business Control & Risk.

The chart on the following page further delineates the division of responsibilities among the assigned staff at the Hyas Group.

| Primary Duties                                 | Grigsby/<br>White | Parker | Breaden | Analysts | Ruppelt |
|------------------------------------------------|-------------------|--------|---------|----------|---------|
| Primary client contact                         | x                 |        |         |          |         |
| Report and work product deliverables           | x                 |        |         |          |         |
| Meetings with Board                            | x                 |        |         |          |         |
| Plan governance support                        | x                 |        |         |          |         |
| Board member education                         | x                 |        |         |          |         |
| Analytic support                               |                   | x      | x       | x        |         |
| Investment option evaluation                   | x                 | x      | x       | x        |         |
| Analysis report preparation                    |                   | x      |         | x        |         |
| Investment manager database maintenance        |                   |        | x       | x        |         |
| Governance document (Investment Policy) review | x                 |        | x       | x        |         |
| Investment manager due-diligence and search    |                   |        | x       | x        |         |
| Client contact back-up                         | x                 |        |         |          |         |
| Quality control                                | x                 | x      | x       |          | x       |
| Business control and risk                      |                   |        |         |          | x       |

### Service Team Experience and Credentials

The Hyas Group employs experienced investment professionals who are established in the industry as thought leaders and have demonstrated experience in working with the types of clients and investment products the company supports. All individuals who would be providing advisory services to the City's 457(b) and 401(a) Plans have extensive experience in working with governmental retirement plans and their committees. They have the proficiency, capacity, and commitment to deliver the services required for this relationship.

|                                           | <b>TED GRIGSBY, CIMA®<br/>SENIOR PRINCIPAL</b>                                                                                       | <b>AUDREY WHITE<br/>SENIOR PRINCIPAL</b>                  |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Assigned role                             | Lead Consultant                                                                                                                      | Co-Consultant                                             |
| Academic credentials                      | BS, Finance,<br>University of Oregon<br>MS, Finance,<br>University of Portland                                                       | BA, Journalism/<br>Communication,<br>University of Oregon |
| Professional credentials/<br>affiliations | CIMA®, Univ. of Chicago, School of<br>Booth;<br>FINRA Series 65;<br>NAGDCA member;<br>Member of the Investment & Wealth<br>Institute | FINRA Series 65;<br>NAGDCA member; WiPN member            |
| Relevant work<br>experience               | 21 years in the investment industry                                                                                                  | 25 years in the investment industry                       |

Ted Grigsby, CIMA® was selected as the lead consultant assigned to this engagement because of his deep understanding and monitoring of governmental retirement plan investment portfolios for clients such as the City's 457(b) and 401(a) Plans. His areas of focus include investment optimization, fiduciary



best practices, and prudent process through a foundation of governance documents, and committee education.

Ted's ongoing responsibilities for clients similar in scope to the City's Plans include:

- Meeting with retirement plan boards, committees, and staff on a regular basis
- Communicating regularly with industry providers and recordkeepers, including his robust knowledge of their products, services, and service team professionals
- Negotiating fees on plan participants' behalf
- Assisting in updating plan governance documents
- Reviewing and maintaining Investment Policy Statements
- Partnering with recordkeepers on participant education metrics, surveys, and improved outcomes
- Managing Request for Proposals (RFPs) for outside vendors such as plan providers
- Assessing recordkeeping and systems technology for best practices, including cybersecurity
- Assisting in fielding compliance requests from clients on legal and regulatory issues

### Consulting Team Resumes

**Ted Grigsby, CIMA®** is a senior principal for the Hyas Group and focuses on serving the firm's retirement plan sponsor clients. With more than 21 years of experience in the investment services industry, he works with plan sponsor committees to improve participant outcomes through plan design, fiduciary training and governance, investment monitoring, vendor management, and fee analysis and review. Throughout his career, Mr. Grigsby has spent time serving both the board room and developing participant education programs, which has allowed him to bring a unique and experienced perspective to plan design and portfolio construction. In order to stay current on industry trends, enhancements, and changing legislation, Mr. Grigsby conducts regular on-site due-diligence trips to major recordkeepers and industry professionals.

Prior to joining the Hyas Group, Mr. Grigsby worked at a Northwest-based Registered Investment Advisor firm for 12 years. The majority of his tenure was spent developing and leading all aspects of the firm's retirement plan practice. As a director and lead consultant, Mr. Grigsby's responsibilities included plan design, investment menu construction, RFP management, vendor management, and developing customized participant education programs.

Mr. Grigsby began his career at Franklin-Templeton Investments in California. During his time at Franklin, he worked closely with the firm's global portfolio management and trading team and gained valuable insight into the inner-workings of mutual fund companies.

Mr. Grigsby earned a Bachelor of Science in Business and Finance from the University of Oregon, Lundquist College of Business and received a Master of Science in Finance from University of Portland, Pamplin School of Business. Mr. Grigsby has received a CIMA® certification, having completed his education at the University of Chicago Booth School of Business. He is a FINRA Series 65 license-holder and is a member of the Investment and Wealth Institute. He is also a member of the National Association of Government Defined Contribution Administrators (NAGDCA). Mr. Grigsby volunteers his time to serve as a committee member for several nonprofit organizations.

**Audrey White** is a senior principal for the Hyas Group. She is responsible for managing institutional client relationships and providing advice to plan sponsors, investment committees, and boards as they carry out their obligations to their respective investment portfolios. With more than 25 years of experience in the investment services industry, Ms. White offers clients a valuable perspective on retirement plan administration and design, investment portfolio construction, and the ongoing monitoring and due diligence required of today's retirement plans and institutional portfolios. She is focused on helping clients develop innovative solutions that promote successful participant and portfolio outcomes.

Prior to joining the Hyas Group, Ms. White served as a senior relationship manager for Morley Capital Management where she specialized in assisting the firm's clients with the implementation and evaluation of stable value and fixed income investment solutions. During her 13 years at Morley, she worked directly with public and corporate retirement plan committees overseeing defined contribution and defined benefit retirement programs ranging in size from \$10 million to over \$2 billion in assets. Her experience in navigating the complexities of the insurance contracts and accounting mechanics associated with most stable value products is also sought by recordkeepers, investment advisors, and other industry professionals.

Ms. White graduated with a Bachelor of Arts degree in Journalism and Communication, with an emphasis in Business Administration, from the University of Oregon. Ms. White is a current FINRA Series 65 licenseholder and formerly held Series 7, 63, licenses, along with an insurance license with the State of Oregon. She is a member of the National Association of Government Defined Contribution Administrators (NAGDCA) and Women in Pensions Network (WiPN).

#### **4. Describe your experience providing the services listed in Exhibit A: Scope of Services to other governments, and specifically local municipalities.**

##### **Our Commitment to the Public Sector Market and Oregon Retirement Programs**

The Hyas Group has a specific focus on the public sector and has assisted over 140 cities, counties, states, and special districts with the oversight of their retirement programs. We advise over \$48 billion in client assets as of September 30, 2023, more than 90% of which is comprised of governmental retirement plans. The Hyas Group benefits from having professionals who on average have served the governmental industry for over 20 years and have created a collaborative environment of sharing ideas, solutions, and outcomes that have benefited our client base.

As of September 30, 2023, we serve 56 plans in the State of Oregon comprised of more than \$4.2 billion in assets. In order to protect the privacy of our public sector clients, we classify the governmental agencies in Oregon we have provided consulting services to as follows:

| Cities    | Counties  | Special Agencies |
|-----------|-----------|------------------|
| 5 clients | 4 clients | 11 clients       |

Hyas Group senior consultants have worked on plans of all sizes with each plan market requiring its own, unique level of oversight. We focus on providing client service in the form of regulatory guidance, plan

design, investment selection, and due diligence, to enable our clients to fulfill their duties to employees, participants, and beneficiaries. Our public sector clientele list is robust and the services requested by the City are provided to all our clients in either a Section 3(38) or 3(21) capacity.

### **Hyas Group Client Base**

The Hyas Group works with clients in the governmental, corporate, and not-for-profit sectors. Our clients' asset pools range from \$1 million to more than \$3 billion. The asset pool types include governmental 457 and 401 plans, corporate 401(k) and non-qualified plans, not-for-profit 403(b) plans, defined benefit plans, other post-employment benefit plans (OPEBs), voluntary employee beneficiary association plans (VEBAs), and special purpose trusts.

At the Hyas Group, we seek to design retirement plans with structures that offer optimal participation rates and retirement savings results. We focus intently on negotiating for lower-cost plans that do not compromise on service. Our understanding of fee and revenue structures, and how they function on recordkeeping platforms, allows us to build effective investment menus for our clients.

### **Accomplishing the Requested Scope of Services**

The Hyas Group confirms that we are able to deliver the entire scope of work requested by the City in Exhibit A: Scope of Services.

## **FIDUCIARY SERVICES**

### **PLAN REVIEW AND BEST PRACTICES RECOMMENDATIONS**

As a fiduciary to the City's 457(b) and 401(a) Plans, our duties of prudence and loyalty will revolve around serving the best interests of your participants. We take our fiduciary role very seriously and strive for optimal outcomes while keeping a keen eye on documenting a prudent process. Where needed, we will assist in the creation of documents that will serve as a guide for fiduciary best practices. If already created, we will review them annually and make suggested changes.

The documents that assist in the prudent process of monitoring the retirement plan include:

- The Plan Document;
- Committee Charter—grants administration and decision-making authority and outlines all roles, responsibilities, and functions;
- Investment Policy Statement (IPS)—serves as a guide for both the Committee and consultant in the monitoring of the investment menu;
- Education Policy—outlines the expectations and strategy around both Committee education, as well as participant education; and
- Fee Policy—discusses plan expenses and the various ways administration costs are paid (e.g., revenue share versus direction administration fee).

As part of our commitment to plan governance, we document each step of the prudent process to reflect fiduciary best practices. We prepare agendas for every meeting; we will review and edit all committee meeting minutes; and we will document any action items that result from decisions made during meetings.



## ACT AS 3(38) INVESTMENT MANAGER AND PROVIDE GUIDANCE

In our 3(38) investment manager capacity, exercising discretion over the management of assets, the Hyas Group would implement investment decisions in a manner consistent with the Investment Policy Statement and we would periodically report back to the City and DC Advisory Committee regarding our actions. Such reporting in turn is meant to effortlessly satisfy the DC Advisory Committee's responsibility of periodic monitoring. As the responsibility for implementing decisions would fall upon the Hyas Group, it becomes incumbent for us to monitor the Plans' providers and provide direction to implement any changes.

The following range of Hyas Group consulting and fiduciary services is consistent with the City's appointment an investment manager who operates in a manner consistent with ERISA Section 3(38). We would assume responsibility for the following functions under our discretionary 3(38) service model:

- Selecting and monitoring investment managers
- Executing manager contracts and manager guideline agreements
- Negotiating and monitoring custodial and manager fees
- Rebalancing the custom portfolios
- Reconciling manager reports to trust reports
- Creating performance reports on a quarterly basis
- Measuring and managing compliance with the investment policy including placing managers on watch, terminating them, and transitioning assets to replacement managers



- Setting meeting agendas and assisting with drafting minutes and other DC Committee decision documents
- DC Advisory Committee member training
- Meeting with the DC Advisory Committee at least semi-annually and via telephone or electronically on a frequent basis for a comprehensive review
- Act as investment manager of custodial accounts

In addition to the services described above, we believe an important reason our clients hire a consultant is to help alleviate the administrative and regulatory burdens associated with sponsoring a retirement plan. Our services are meant to be comprehensive, and with our guidance, DC Advisory Committee can be assured that all the components necessary for running an effective retirement program are in place.

## **ACT AS INVESTMENT MANAGER OF CUSTODIAL ACCOUNTS**

Although the Hyas Group does not provide day-to-day cash management assistance for clients looking to manage funds in-house, we can evaluate and assess the pros and cons of the various types of investment products such as cash, cash equivalents, fixed income securities, insurance accounts, equity securities, and mutual funds.

Our research process involves a diligent evaluation process which is applied to all types of investment vehicles. It is important to understand any offering's fee structure as our goal is to help our clients invest in and offer advantageous investment products to plan participants. Depending on the type of offering, we obtain the necessary fee information and how it relates to each vendor. As fee arrangements vary by product and vendor, we seek to assist with obtaining optimal fee arrangements for our clients, regardless of the type of investment product or vendor.

Additionally, we will provide advice and assistance on rebalancing portfolios and would expect to incorporate language regarding rebalancing in the Investment Policy Statement.

## **INVESTMENT OPTION SELECTION AND MONITORING**

We will control investment implementation in a discretionary management arrangement by selecting appropriate investment options held within the City's Plans, ensuring that an appropriate mix of diversified investment types is available to all participants. We will monitor the investment options offered by plan providers, ensuring options offered are performing favorably compared to peers and appropriate indexes. For funds not performing up to policy expectations, we will provide replacement options.

The Hyas Group analyzes both quantitative and qualitative criteria for all funded and prospective investment products. In our quantitative review, we measure manager performance over multiple time periods versus appropriate asset class benchmarks, style benchmarks, and relevant peer universes. Additionally, we compare risk and value-add statistics such as standard deviation, tracking error, beta, and up/down market capture. These tools, when used in concert with an assessment of underlying security holdings and sector allocations, provide for a comprehensive, total evaluation of the products in which our clients invest.

We also believe it is prudent to provide qualitative assessments of the investment options we select on behalf of our clients. It is therefore necessary to meet with investment managers face-to-face and to conduct regular conference calls with investment staff. Much of the qualitative information is gathered after direct contact with the individuals responsible for managing and servicing the specific investment vehicles we are evaluating. We strongly believe that active investment performance is driven by skilled people and, therefore, it is imperative that we have a firm grasp on the skill sets offered by different managers.

On the qualitative side, we analyze the investment managers' philosophy, process, and personnel. We are ultimately looking to assess the consistency of the investment process and the cohesion of overall investment philosophy with the client's goals and objectives. Philosophy and process are inherently driven by a consistency of personnel, so we will also evaluate the tenure of each of the key management personnel to determine that any investment track record can be attributed to the team that is currently in place.

The Hyas Group subscribes to multiple manager databases which are industry-standard databases (e.g., Morningstar Direct, InvestorForce, eVestment Alliance, to name a few). These databases contain over 34,000 investment products and include all domestic and international equity and fixed income categories.

The Hyas Group uses proprietary due diligence methods that have been developed and refined from nearly two decades of investment due diligence by our senior analysts. Our manager due diligence skills are rooted in quantitative and qualitative methods and have been refined over decades of interviewing, monitoring, and understanding managers in fixed income, equity, and alternative investment markets.

## **VOTE PROXIES**

Morgan Stanley contracts with ISS Proxy Voting Services to offer our clients an intuitive and guided experience to vote proxies quickly, reliably, and in a secure environment. ISS offers the simplicity of working with one provider that utilizes proprietary data and the ease of using one integrated platform for proxy research, voting and reporting. This secure technology enables clients to manage the entire voting process and execute mandates, season after proxy season. Read more at the link below:

<https://www.issgovernance.com/solutions/proxy-voting-services/>

## **PROVIDE QUARTERLY REPORTS & SEMI-ANNUAL REVIEW MEETINGS**

The Hyas Group's senior consultants and analysts will be charged with analyzing the City's Plans' available investment options on a regular basis. Investment performance as well as quantitative and qualitative factors will be produced on a quarterly basis and formally presented to the DC Advisory Committee on a semi-annual basis. Our reports are structured to provide an unambiguous assessment of each investment option relative to the Plans' Investment Policy Statement. Dynamic graphics will illustrate manager diversification, historical asset allocation and performance versus the relevant indices over differing lengths of time. Summary policy violation graphics as well as our relative performance calculations make it easier for the DC Advisory Committee to review and understand our recommendation when action is taken.

## NON-FIDUCIARY SERVICES

### ESTABLISH GOALS, OBJECTIVES, AND BEST PRACTICES

While the Hyas Group does not provide legal advice, as investment consultants, we believe that is our responsibility to read and disseminate relevant legislative, marketing, and industry information and to communicate it to our clients in a clear and concise manner. To maintain our knowledge base, we receive frequent communications from regulatory bodies and well-known retirement plan law firms; we attend and present at retirement conferences; we participate in webcasts on numerous investment, fiduciary, and regulatory matters affecting retirement plans; and we meet regularly with industry professionals and executives. We also draw on internal resources such as in-house ERISA experts and Governmental Relations resources to stay up-to-date on legislation that impact our clients.

Throughout the year, our preferred methods of communication include:

- **Quarterly Newsletter.** We provide a quarterly newsletter dedicated to participant-directed plans—*The 457 Plan Fiduciary Advisor*—which provides insights and updates on legislation, regulations, and industry trends. In all performance review meetings, we will include an “industry/regulatory update” as a regular agenda item to update committee and staff members on trends in the retirement plan arena. We also communicate with our clients outside of the meetings via regular emails and calls related to the markets, fiduciary best practices, the recordkeeping industry, retirement plan landscape, ERISA matters, legal rulings, DOL matters, and what is happening with other regulators and/or legislators.
- **Fiduciary Training and Education.** The Hyas Group believes that providing high-quality, easily understandable training and education of fiduciary boards, committees, and staff members is critical to the success of both the retirement program and our firm. Our targeted training seminars are conducted on topical investment issues. We also communicate important industry and regulatory changes and trends as they arise. These updates, provided throughout the year, assist our clients’ retirement plan committees in meeting fiduciary responsibility requirements.
- **Webinars.** We can provide clients with access to live webinars that can provide regulatory information from in-house and outside experts. These webinars are targeted to specific issues which allow clients to choose those that are most applicable. We also have the ability to design custom webinars for the City that would focus specifically on topics you are exploring.

### COMPLIANCE AND PLAN ADMINISTRATION REVIEW

As an SEC Registered Investment Advisor, we are bound to provide a fiduciary standard of care to our clients with 457(b), 401(a), 401(k), 403(b), defined benefit plans, and others. We serve as a fiduciary to our clients’ plans with respect to the advice we provide. Our focus on ERISA standards (even for our governmental clients who are not technically subject to this federal rule), strategic planning, and fiduciary education is a crucial part of our service delivery model and is what sets Hyas Group apart from our competitors.

The Hyas Group and assigned consultant Ted Grigsby will take a proactive approach in reviewing the City’s 457(b) and 401(a) Plans for fiduciary best practices and in completing many of the tasks assigned

in the regular course of retirement plan administration. Acting as your co-fiduciary, the Hyas Group will provide coordination and oversight in areas related to compliance and fiduciary duties of the City's retirement program.

In order to assist our clients with tracking the tasks a committee should address throughout the year, we maintain a fiduciary file for each client which contains elements for proper plan governance oversight. Relevant documents such as provider agreements, policies, plan documents, performance reports, as well as meeting minutes and action items, are all contained within this file, which is accessible by the client as needed.

One example of how this fiduciary file is used throughout the year is in relation to a client's Investment Policy Statement (IPS). We have an internal calendar or checklist and the Hyas Group, through the assigned consultant, is responsible for making sure that the IPS document is reviewed. We ensure that any fund changes are properly reflected in the existing IPS document. Reviews and recommendations with respect to potential alterations of the policies may also stem from plan-specific events such as adding a new asset class, or from regulatory events. We regularly work to amend or restructure the IPS documents as needed to properly conform to any new plan and/or vendor specifications.

| CY2023: Fiduciary Checklist                      |                     |                   |             | HYAS GROUP |
|--------------------------------------------------|---------------------|-------------------|-------------|------------|
| I. DOCUMENT REVIEW                               | DATE OF LAST REVIEW | FREQUENCY (M,Q,A) | ACTION PLAN |            |
| Investment Policy Statement                      |                     |                   |             |            |
| Fiduciary Committee Charter                      |                     |                   |             |            |
| Recordkeeper Service Agreement                   |                     |                   |             |            |
| Investment Manager Agreements                    |                     |                   |             |            |
| Fee Policy Statement                             |                     |                   |             |            |
| Plan and Trust Documents                         |                     |                   |             |            |
| 408(b)(2) Disclosure                             |                     |                   |             |            |
| II. ADMINISTRATIVE SERVICES                      | DATE OF LAST REVIEW | FREQUENCY (M,Q,A) | ACTION PLAN |            |
| Participant Education and Communication Strategy |                     |                   |             |            |
| Quality Standards                                |                     |                   |             |            |
| Plan Design Changes                              |                     |                   |             |            |
| Plan Budget                                      |                     |                   |             |            |
| Participant Demographics                         |                     |                   |             |            |
| Fee Benchmark                                    |                     |                   |             |            |
| III. PLAN INVESTMENTS                            | DATE OF LAST REVIEW | FREQUENCY (M,Q,A) | ACTION PLAN |            |
| Quarterly Investment & Watch List Review         |                     |                   |             |            |
| Investment Manager Contracts                     |                     |                   |             |            |
| Securities Lending Risk Review                   |                     |                   |             |            |
| Investment Structure                             |                     |                   |             |            |
| Target Date Glidepath Review                     |                     |                   |             |            |
| QDIA Option                                      |                     |                   |             |            |
| Fee Benchmark                                    |                     |                   |             |            |

## INDUSTRY TRENDS AND LEGISLATIVE UPDATES

We typically close each meeting with a regulatory update and a discussion of industry trends. While the Hyas Group does not provide legal advice, it should be noted that the Hyas Group espouses an active consulting role. We believe we are hired for our experience, and we play a constructive role with the retirement plan boards and committees we advise.



One example we can offer the DC Advisory Committee regarding legislative updates is the special bulletin we sent to our clients in December 2019 when the SECURE Act was signed into law. Subsequently, when the Coronavirus Aid, Relief, and Economic Security (CARES) Act was signed into law in March 2020, an explanation of important information was also provided to clients at their meeting along with a checklist of key retirement plan provisions.

| HYAS GROUP                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| KEY RETIREMENT PROVISIONS<br>Coronavirus Aid, Relief, and Economic Security (CARES) Act |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                    |
| PROVISION                                                                               | Tax favored withdrawal up to \$100,000 from qualified retirement plans (Sec. 2202(a))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Increased limit on loans from qualified retirement plans (Sec. 2202(b))                                                                                                                                                                                                                                                                                                                                                | Temporary waiver of required minimum distributions (RMD) for 2020 (Sec. 2205)                                                                                                                                                                                                                      |
| IMPORTANT DETAILS                                                                       | <ul style="list-style-type: none"> <li>10% early withdrawal penalty is waived</li> <li>Ordinary income tax may be applied pro-rata over a three-year period, beginning in tax year 2020</li> <li>Participants may pay back distributions within the three-year period</li> <li>Participants must qualify</li> <li>Plan sponsor may rely on an employee's certification that they satisfy the conditions of qualification</li> <li>Plan sponsor may rely on an employee's certification that they satisfy the conditions of qualification</li> </ul>                                                                       | <ul style="list-style-type: none"> <li>Loan limit increase to \$100,000 or 100% of the participant's account, whichever is less</li> <li>Participants must qualify</li> <li>Plan sponsor may rely on an employee's certification that they satisfy the conditions of qualification</li> <li>Existing loan payments due through December 31, 2020 can be delayed for up to one year and will be re-amortized</li> </ul> | <ul style="list-style-type: none"> <li>RMDs from defined contribution plans and IRAs will be waived for calendar year 2020</li> <li>Applies to 2019 RMDs required to be paid by April 1, 2020, and to 2020 RMDs required to be paid by April 1, 2021</li> <li>Applies to inherited IRAs</li> </ul> |
| QUALIFYING CONDITIONS                                                                   | <ul style="list-style-type: none"> <li>Must be diagnosed with SARS-CoV-2 or with Coronavirus disease 2019 (COVID-19) by a test approved by the Centers for Disease Control and Prevention</li> <li>Also covers spouse or dependent who is diagnosed with such virus</li> <li>Must experience adverse financial consequences as a result of being quarantined, furloughed, laid off and/or having work hours reduced, being unable to work due to lack of childcare, closing or reducing hours of a business owned or operated by the individual</li> <li>Other factors as determined by the Treasury Secretary</li> </ul> | Same qualifications for the tax favored withdrawal provision                                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>Those who are due to take an RMD in 2020 or whose RMD beginning date occurs within the calendar year 2020</li> <li>Those who attained age 70½ in 2019 but had not yet received their 2019 RMD</li> </ul>                                                    |
| PLAN TYPES                                                                              | 401(k), 457, 403(b), IRA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 401(k), 457, 401(a), 403(b)                                                                                                                                                                                                                                                                                                                                                                                            | 401(k), 457, 401(a), 403(b), IRA                                                                                                                                                                                                                                                                   |
| REQUIREMENT                                                                             | This is an optional provision and does not require the plan to already have a hardship provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | This is an optional provision and does not require the plan to already have a loan provision                                                                                                                                                                                                                                                                                                                           | Mandatory provision                                                                                                                                                                                                                                                                                |
| EFFECTIVE DATE                                                                          | Distributions made on or after January 1, 2020 and before December 31, 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Loans made during the 180-day period beginning on the date of enactment of the Act                                                                                                                                                                                                                                                                                                                                     | Effective January 1, 2020 through December 31, 2020                                                                                                                                                                                                                                                |
| HYAS GROUP RECOMMENDATION                                                               | Adopt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Adopt                                                                                                                                                                                                                                                                                                                                                                                                                  | Adopt                                                                                                                                                                                                                                                                                              |

**Plan amendments:** Plans may operate in accordance with the changes above but must be amended by the last day of the plan year beginning on or after January 1, 2022 (i.e., for calendar-year plans, by December 31, 2022). Governmental plans need to be amended by the last day of the plan year beginning on or after January 1, 2024, or a later date if prescribed by the Treasury Secretary.

| HYAS GROUP                                                                                                                                          |  | SECURE ACT KEY PROVISIONS |        |        |     |                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------|--------|--------|-----|---------------------------------------------------------|
| MANDATORY                                                                                                                                           |  | 457                       | 401(a) | 401(k) | IRA | EFFECTIVE DATE*                                         |
| RMDs age increased from 70½ to 72                                                                                                                   |  | ✓                         | ✓      | ✓      | ✓   | 12/31/2019                                              |
| Elimination of the lifetime "stretch" provision; replaced by a 10-year distribution cap                                                             |  | ✓                         | ✓      | ✓      | ✓   | 12/31/2019<br>Govt plans: 12/31/2021                    |
| Creation of a "distributable event" for in-plan income/annuity options that are discontinued as plan investment options                             |  | ✓                         | ✓      | ✓      |     | 12/31/2019                                              |
| Part-time employees who work at least 200 hours in at least three consecutive years will be eligible to participate in their employer's 401(k) plan |  |                           |        | ✓      |     | Eligibility clock begins 1/1/2021                       |
| Prohibition of 401(k) loans made via credit cards or similar arrangements                                                                           |  |                           |        | ✓      |     | 12/31/2019                                              |
| Annual participant statements must include lifetime projected retirement income                                                                     |  |                           |        | ✓      |     | Final rules TBD                                         |
| Substantial increases in penalties for late filing of Form 5500, Form 8899-SSA and withholding election notices                                     |  |                           |        | ✓      |     | 12/31/2019                                              |
| Removal of 70½ age contribution limits                                                                                                              |  |                           |        |        | ✓   | 12/31/2019                                              |
| OPTIONAL                                                                                                                                            |  | 457                       | 401(a) | 401(k) | IRA | EFFECTIVE DATE*                                         |
| Participants will be able to take in-service distributions from their plans after attaining age 59½ (New provision for 457 plans)                   |  | ✓                         | ✓      | ✓      | ✓   | 12/31/2019                                              |
| \$5,000 distribution allowed for qualified birth or adoption                                                                                        |  | ✓                         | ✓      | ✓      | ✓   | 12/31/2019                                              |
| Provisions for fiduciary protections (Safe Harbor for ERISA plans) for selecting income/annuity retirement options                                  |  | ✓                         | ✓      | ✓      |     | Immediate                                               |
| Allowance for qualified disaster distributions up to \$100,000 per disaster per participant, from all retirement accounts                           |  | ✓                         | ✓      | ✓      |     | Disasters after 2017 and ending 60-days after enactment |
| Tax credit up to \$5,000 for small businesses that establish a retirement plan                                                                      |  |                           |        | ✓      |     | 12/31/2019                                              |
| Increased Auto-Enroll cap for QACA Safe Harbor plans from 10% to 15%                                                                                |  |                           |        | ✓      |     | 12/31/2019                                              |
| Tax credit to small businesses (up to \$500 annually over 3 years) for electing auto-enrollment in newly set-up retirement plans                    |  |                           |        | ✓      |     | 12/31/2019                                              |
| Delayed deadline to elect Safe Harbor status and annual Safe Harbor notice not required. Applies only to the non-elective Safe Harbor election.     |  |                           |        | ✓      |     | 12/31/2019                                              |

For Information Purposes only. Morgan Stanley and its affiliates, including the Hyas Group, do not provide tax or legal advice.

The Hyas Group recently published an overview of SECURE 2.0 which was signed into law on December 29, 2022. With 85 total provisions, SECURE 2.0 can be an overwhelming amount of legislation; which is why the Hyas Group provided a concise summary of provisions for our clients.

## SECURE ACT PROVISIONS 2.0

HYAS GROUP

| Mandatory Provisions                                                                     | Notes                                                                                                                                                                                                        | Effective                 |
|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>107 – Increase in Age for RMDs</b>                                                    | In 2023 age goes from 72 to 73 and then to 75 in 2033.                                                                                                                                                       | Immediately but in phases |
| <b>302 – Decrease in Excise Tax</b>                                                      | Reduces the penalty for failure to take RMDs from 50% to 25% of the shortfall (drops to 10% if corrected in two years).                                                                                      | Immediately               |
| <b>303 - Retirement Savings Lost &amp; Found</b>                                         | Requires the establishment of an online searchable database that would enable retirement savers who may have lost track of their accounts to search for the contact information of their plan administrator. | 01/01/2025                |
| <b>306 – Eliminates the First Day of the Month Rule</b>                                  | Eliminates the unique rule for 457 plan enrollment and contribution changes.                                                                                                                                 | Immediately               |
| <b>309 – Exclusion of Certain Disability-related First Responder Retirement Payments</b> | First responders are permitted to exclude service-connected disability payments from their gross taxable income after reaching retirement age.                                                               | 01/01/2027                |
| <b>325 – Eliminates Roth RMDs</b>                                                        | Removes the required distribution rules for Roth contributions within retirement plans (but the after-death RMDs still apply).                                                                               | 01/01/2024                |
| <b>338 – Annual Paper Benefit Statement</b>                                              | Annual paper benefit statement unless participant has specifically requested electronic delivery.                                                                                                            | 01/01/2026                |
| <b>603 – After-tax Catch-up Contributions</b>                                            | Requires that all catch-up contributions be made as Roth contributions (participants whose prior year's wages were less than \$145,000 are exempt).                                                          | 01/01/2024                |

**5. Describe where you will be unable to provide the services listed in Exhibit A: Scope of Services, and your recommendation to the City to either obtain an alternative source for the service, or whether you believe the service is not necessary.**

None. The Hyas Group confirms that we are able to deliver the entire scope of work requested by the City in Exhibit A: Scope of Services.

**6. Detail the uniqueness that makes your firm different from other persons or firms that offer investment management services.**

**Beneficial Services Offered to the City of Oregon City**

If fortunate enough to be engaged by the City, the Hyas Group will take a proactive approach to assisting the DC Advisory Committee in completing many of the tasks assigned in the regular course of retirement plan administration. We will play a central role in assuring that the City's Plans are well-equipped with fiduciary best practices and plan governance oversight policies and procedures. Furthermore, we will help staff manage relationships with investment managers, the Plans' providers, (Voya, MissionSquare, and Nationwide), and other service providers.

Additional services offered by the Hyas Group and included in our retainer fee for the City include:

**Provider RFP Process and Transition Management Services**

The rapidly changing retirement plan record keeper industry requires consultants who are steeped in RFP (Request for Proposals) experience and service provider knowledge to help clients navigate the environment. The Hyas Group has established regular working relationships with leading service providers in the industry. This includes some of the largest record keepers in the nation and we regularly conduct a comprehensive review of these service providers' products and services through the vendor RFP projects that we manage for our clients. We generally conduct, on average, one vendor search per month. Projects have been completed for plans that range in size from \$1 million to more than \$3 billion in total assets.

Our provider RFP services are designed to be comprehensive, with the Hyas Group overseeing the entire process from proper planning and development of goals and objectives at the project outset to final contract negotiations, transition planning, and participant communications at the project's completion.

If engaged by the City to manage a provider RFP project, the Hyas Group will:

- Provide the Committee and staff with RFP project training, preparation, and development
- Manage the RFP process, review the responses, and recommend scoring factors to rank candidates
- Facilitate the finalist interview process
- Coordinate transition process and complete contract negotiations if the current provider is not retained
- Review and assist with participant communications and education strategic plan
- Lead debrief discussion with the Committee following the transition

## Participant Education & Communications

Proposed lead consultant Ted Grigsby, has direct participant education presentation experience. Having spent many years meeting with participants and providing education to them, he is well-versed in understanding the challenges plan sponsors face when contemplating changes and how important it is for participants to understand the benefit.

The professionals at the Hyas Group have a great deal of experience in designing and implementing educational programs for the participants of public sector retirement plans. We can deliver employee education at a group level, in addition to individual support, which can be provided on designated days during the year. The primary areas of our participant education and support services include:

- Develop and review participant communications
- Partner with the Committee to establish an effective participant education policy and model
- Work with the Committee and the providers to coordinate and execute the policy and model discussed above
- Review participant metrics and behavior to identify areas of needed support
- On-staff graphic designer to help with creation of customized messaging

We also have a digital financial education program that is included in our service model at no cost, along with quarterly educational sessions and seminars that cover a broad range of financial topics, such as:

- *Understanding Your Plan Features, Fees & Investments*
- *GAP Analysis: How to Improve Your Outcome*
- *Retirement Planning 101*
- *What to Look for When Hiring a Financial Advisor or Financial Planner*

As a dedicated retirement plan partner, we also partner with our clients to create employee communications. From in-depth participant surveys to fund change communications to fund fact sheets, the senior consultants at the Hyas Group have offered their creative services to our client committees.

## In Summary—The Hyas Group Value Proposition

We stand out from other firms in ways that bring additional value to our clients and their participants, including:

- The Hyas Group is one of the national leaders in public sector plan consulting
- We are a co-fiduciary to your Plans and participants
- We are passionate about moving the needle for participants
- We represent over 810,000 participants as of September 30, 2023
- Our quantifiable results for the City will demonstrate the value of our solutions
- We have effective vendor knowledge and proven negotiation assistance
- Our personnel bring critical industry knowledge to the task of maximizing the value of your Plans
- We are non-conflicted in our service offering

- Our client service delivery is backed by service level metrics—exceeding client expectations is our goal

If hired by the City, we intend to have an immediate, positive impact. We will work with you to define your goals and put efficient plan governance, compliance, administrative structures, and plan benchmarking in place. Quite simply, we will assist you to build a retirement program that exceeds your expectations. We do not believe any other consulting firm can offer a better combination of unparalleled client service and value and we hope to prove our significance to your Committee and staff.

## 7. Describe your proposed fee schedule.

We propose the following annual retainer fee for 3(38) discretionary investment management services, to be billed and paid quarterly:

- **0.15% on managed assets to include:**
  - Quarterly reporting
  - Semi-annual performance review meetings
  - Recordkeeper RFP Project
  - Participant Education services

Importantly, our service model is consistent for all clients, and we do not have additional fees for ad-hoc projects as the need arises. We expect our clients to use us as a resource without the worry of any additional costs.

The Hyas Group is transparent with how fees are charged. We are solely compensated by the fee for service invoices we send to our clients, based on the specific terms of the consulting agreement we have negotiated with them. Furthermore, we focus exclusively on the services you are requesting.

### Service Level Commitment

We will commit to provide all deliverables and requirements as contracted with the City. Furthermore, our proposed fee represents a firm quotation to provide services to the City and the DC Advisory Committee on behalf of your participants. We are confident in our team's responsiveness in meeting your expectations and we offer the service guarantees as outlined in the chart on the following page. It is the Hyas Group's intention to stand by our service commitment to all clients.

|                                  | Standard      | Amount at Risk         |
|----------------------------------|---------------|------------------------|
| Lead consultant response time    | < 24 hours    | \$2,000 per occurrence |
| Back-up consultant response time | < 24 hours    | \$2,000 per occurrence |
| Analytics response time          | < 24 hours    | \$2,000 per occurrence |
| Report delivery                  | As contracted | \$2,000 per occurrence |
| Overall satisfaction review      | Satisfactory  | >\$5,000 if necessary  |



## 8. Please provide three references of government clients within the last 5 years.

### Current Client References

Our firm continues to grow; and with each new client we engage, we aim to improve the metrics of their retirement program with a thorough review of investment offerings, enhanced participant engagement, cost reduction, plan design enhancements, and policy development.

As the ongoing investment consultant for the clients listed below, we have developed and maintain ongoing fiduciary oversight processes. We provide investment option due-diligence, Plan and Board/Committee consulting, benchmarking, manager searches, participant communication reviews, vendor management services, including contract negotiations, fee analysis, and managing Request for Proposal projects.

Supplemental support services provided to our clients, which from our perspective are necessary features to effectively manage a retirement program, include fee policy statement development, vendor RFP training for board/committee members, white papers/special analyses, committee charter development, plan administrative expense budget development and monitoring, participant outreach, and cyber security assessment — all of which are offered at no additional cost.

### Clatsop County 457(b) Plan

Monica Steele, Assistant County Manager  
800 Exchange Street, Suite 410 | Astoria, OR 97103  
(503) 325-1000 x1306 | msteele@clatsopcounty.gov

### City of West Linn 457(b) Plan

Elissa Preston, Human Resources Director  
22500 Salamo Road, West Linn, OR 97068  
(503) 722-4714 | epreston@westlinnoregon.gov

### City of Milwaukie 457(b) Plan

Brandi Leos, Human Resources Director  
10501 SE Main Street | Milwaukie, OR 97222  
(503) 786-7506 | leosb@milwaukieoregon.gov

## DISCLOSURES

The following disclosures and disclaimers apply to this entire Request for Proposal document.

This document is confidential and intended solely for the use of the intended recipient(s), may be used solely for the purpose for which it was sent and contains proprietary information. The information contained in this document has been furnished for informational purposes and is subject to change without notification. By accepting delivery of this presentation, each recipient undertakes not to reproduce or distribute its contents in whole or in part, nor to disclose its contents (except to its professional advisers), without prior written consent of Hyas Group, a separate business unit within Morgan Stanley Institutional Investment Advisors LLC.

The information has been obtained from sources we believe are reliable. Hyas Group, Morgan Stanley and its affiliates do not guarantee its accuracy or completeness and accept no liability for direct or consequential losses arising from its use. Past performance shall not be used as an assurance of future results. Hyas Group, including Morgan Stanley and its affiliates do not provide tax or legal advice.

Results of any sample client analyses, audits, case studies, or otherwise are representative only and are not necessarily indicative of all client results. Any fee savings perceived favorable results, positive outcomes or otherwise are not guaranteed to and should be expected by any prospective client.

This Request for Proposal may contain forward-looking statements within the meaning of the federal securities laws. Forward-looking statements are those that predict or describe future events or trends and that do not relate solely to historical matters. Actual results could and likely will differ, sometimes materially, from those projected or anticipated. We are not undertaking any obligation to update or revise any forward-looking statements whether as a result of new information, future events or otherwise. You should not take any statements regarding past trends as a representation those trends or activities will continue in the future. Accordingly, you should not put undue reliance on these statements.

Investing in the market entails the risk of market volatility. The value of all types of securities may increase or decrease over varying time periods.

This analysis does not purport to recommend or implement an investment strategy. Financial forecasts, rates of return, risk, inflation, and other assumptions may be used as the basis for illustrations in this analysis. They should not be considered a guarantee of future performance or a guarantee of achieving overall financial objectives. No analysis has the ability to accurately predict the future, eliminate risk or guarantee investment results. As investment returns, inflation, taxes, and other economic conditions vary from the assumptions used in this analysis, your actual results will vary (perhaps significantly) from those presented in this analysis. The assumed return rates in this analysis are not reflective of any specific investment and do not include any fees or expenses that may be incurred by investing in specific products. The actual returns of a specific investment may be more or less than the returns used in this analysis. The return assumptions are based on hypothetical rates of return of securities indices, which serve as proxies for the asset classes. Moreover, different forecasts may choose different indices as a proxy for the same asset class, thus influencing the return of the asset class.

From time to time, third-party vendors (such as mutual fund companies, recordkeepers, third-party plan administrators, etc.) may provide Hyas Group and its employees with nonmonetary gifts and gratuities, such as promotional items (i.e., coffee mugs, pens, or gift baskets). Hyas Group does not accept gifts in excess of the de minimis threshold established under the Department of Labor's regulations and guidance.

Please be advised that any numbers referenced in this document, whether provided herein or verbally, are subject to revision. Hyas Group is not responsible for updating those figures that have changed. Hyas Group accepts no liability for loss arising from the use of the material presented in this report. This document should not be relied on in substitution for the exercise of independent judgment.

Hyas Group publishes material which, in addition to describing the nature of its investment advisory services, may also provide a representative listing of its institutional clients. This list is based on objective criteria not related to performance. It is unknown

whether any of the listed clients approve or disapprove of the services that we provide to them. Inclusion of a client name on this list is not intended to imply that client endorses us or the services that we provide to them in any way. This list should not be construed as an expression of any client's experience with Hyas Group or a suggestion that one client's past experience is in any way indicative of another client's future experience with Hyas Group. The clients listed above are a representative list of the Hyas Group and are not intended to represent the clients of any individual Institutional consultant or all clients of Hyas Group business.

Hyas Group, its affiliates, and its employees are not in the business of providing tax or legal advice. These materials and any tax-related statements are not intended or written to be used, and cannot be used or relied upon, by any taxpayer for the purpose of avoiding tax penalties. Tax-related statements, if any, may have been written in connection with the "promotion or marketing" of the transaction(s) or matters(s) addressed by these materials, to the extent allowed by applicable law. Any taxpayer should seek advice based on the taxpayer's particular circumstances from an independent tax advisor.

This material is provided for educational and informational purposes only. The views expressed in these educational and related publication(s) contain the judgment of the author(s) as of the publication date is subject to change without notice.

Hyas Group is a separate business unit within Morgan Stanley Institutional Investment Advisors LLC.

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## SECTION 03





## HYAS GROUP

9755 SW Barnes Road, Suite 660  
Portland, Oregon 97225

MAIN 971.634.1500 FAX 503.914.0022  
www.hyasgroup.com

## ATTACHMENT C—STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT

The Hyas Group notes the following exceptions:

### Early Termination.

This Agreement may be terminated without cause prior to the expiration of the agreed- upon term by mutual written consent of the parties or by the City upon ~~ten~~ **thirty (30)** days written notice to the Consultant, delivered by certified mail, email, or in person.

### Errors and Omissions Insurance.

Consultant shall provide City with evidence of professional errors and omissions liability insurance for the protection of Consultant and its employees, insuring against ~~bodily injury and property damage arising out of~~ Consultant's negligent acts, omissions, activities or services in an amount not less than \$500,000 combined, single limit. Consultant shall maintain in force such coverage for not less than three (3) years following completion of the project. Such insurance shall include contractual liability.

Within ten (10) days after the execution of this Agreement, Consultant shall furnish City a certificate evidencing the dates, amounts, and types of insurance that have been procured pursuant to this Agreement. Consultant will provide for not less than thirty (30) days' written notice to City before the policies may be revised, canceled, or allowed to expire. ~~Consultant shall not alter the terms of any policy without prior written authorization from City.~~ The provisions of this subsection apply fully to Consultant and its Consultants and agents.

Additionally, there are certain passages required by the Securities and Exchange Commission (SEC) that need to be acknowledged in writing, according to Advisers Act 204-3. We typically incorporate these investment-related passages into our Service Agreement. The following passages can be included in the contract, should we be hired. We are also able to meet these provisions by having our clients sign a separate letter of acknowledgement.

**Proxy Voting.** Consultant does not exercise proxy voting authority over client securities or take any action relating such securities, which become the subject of any legal proceedings including class action lawsuits and bankruptcies. The obligation to vote client proxies at all times rests with Client. However, Client is not precluded from contacting Consultant for assistance or information about a particular proxy vote. However, Consultant will not be deemed to have proxy voting authority as a result of providing such advice to Client.



## HYAS GROUP

9755 SW Barnes Road, Suite 660  
Portland, Oregon 97225

MAIN 971.634.1500 FAX 503.914.0022  
www.hyasgroup.com

**Risk.** Client recognizes that there may be loss or depreciation of the value of any investment due to the fluctuation of market values. Client represents that no party to this Agreement has made any guarantee, either oral or written, that the Plan's investment objectives will be achieved. Consultant will not be liable for any error in judgment and/or for any investment losses in the absence of malfeasance, negligence, or violation of applicable law. Nothing in this Agreement will constitute a waiver or limitation of any rights which Client may have under applicable state or federal law, including without limitation state and federal securities laws.

**Acknowledgement of Receipt of Part 2 Form ADV.** Client acknowledges that it has received and has had an opportunity to read Consultant's firm brochure (Form ADV, Part 2A) and applicable brochure supplements (Form ADV, Part 2B) prior to, or at the time of, entering into this Agreement.

Our SEC Form ADV Part 2 and Part 2 Supplement are included on the following pages.



# HYAS GROUP

Form ADV Part 2A, Firm Brochure

**HYAS GROUP,  
A SEPARATE BUSINESS UNIT WITHIN MORGAN STANLEY INSTITUTIONAL INVESTMENT  
ADVISORS LLC**

9755 SW Barnes Road, Suite 660  
Portland, OR 97225  
971-634-1500

SEC File No. 801-69938  
CRD Number 149122

April 10, 2023

This brochure provides information about the qualifications and business practices of Hyas Group, a separate business unit within Morgan Stanley Institutional Investment Advisors LLC (“Hyas” or “Hyas Group”). If you have any questions about the contents of this brochure, please contact us at 971-634-1500 or [mruppelt@hyasgroup.com](mailto:mruppelt@hyasgroup.com). The information in this brochure has not been approved or verified by the United States Securities and Exchange Commission or by any state securities authority.

Hyas is a registered investment adviser. Registration of an adviser does not imply any level of skill or training. The oral and written communications of an adviser provide you with information about which you determine to hire or retain an adviser.

Additional information about Hyas Group is also available on the SEC’s website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov).

## **Item 2 - Material Changes**

Pursuant to SEC Rules, this Brochure is reviewed on an ongoing basis for necessary revisions. There are no changes since our last annual amendment, except for the new name for this investment adviser.

Pursuant to SEC Rules, we will ensure that you receive a summary of any material changes to this and subsequent Brochures within 120 days of the close of our business' fiscal year. We may further provide other ongoing disclosure information about material changes as necessary.

We will further provide you with a new Brochure as necessary based on changes or new information, at any time, without charge.

Currently, our Brochure may be requested by contacting Michelle Ruppelt, Head of Business and Control and Risk at 971-634-1508 or [mruppelt@hyasgroup.com](mailto:mruppelt@hyasgroup.com).

Additional information about Hyas is also available via the SEC's web site [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov). The SEC's web site also provides information about any persons affiliated with Hyas who are registered, or are required to be registered, as investment adviser representatives of Hyas.



### **Item 3 -Table of Contents**

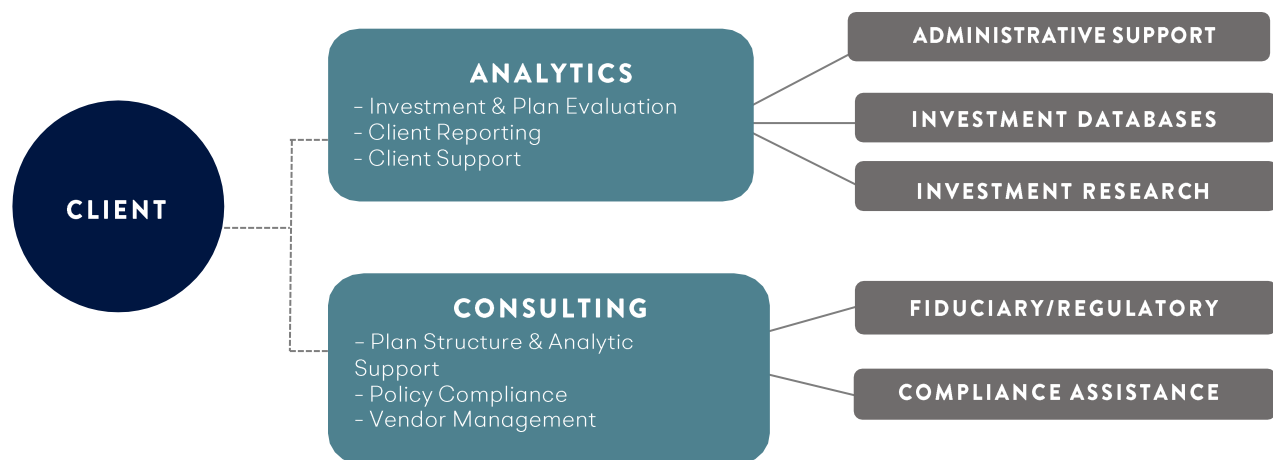
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#### Item 4 – Advisory Business

The Hyas Group is a wholly owned subsidiary of Morgan Stanley that provides services largely to institutional investors including defined contribution and defined benefit retirement plan clients along with endowments and foundations. Founded in 2008, the firm is structured as a Limited Liability Company. The firm has only one line of business, the investment consulting business. The sole office location is in Portland, Oregon.

The Hyas Group partners have over 60 years of combined experience serving clients in an institutional investment consulting capacity and the firm has been providing investment consulting services since its founding. The Hyas Group offers a wealth of consulting experience to all major plan structures. Corporate, governmental and non-profit plan sponsors have all sought the analytical skills and fiduciary support services offered by the firm.

The overall organizational structure is summarized as follows:



#### Advisory Services and Fees

Hyas Group, a separate business unit within Morgan Stanley Institutional Investment Advisors LLC ("Hyas" or "Hyas Group") provides two primary types of services, described below, through its Investment Advisor Representatives. Our clientele includes committee directed plans such as Defined Benefit Pension Plans and OPEB Trusts, and participant direct plans such as 401, 403(b) and 457 Plans.

#### Investment Advisory Services

Hyas performs a broad array of investment advisory services for its clients. Not all clients choose to receive all potential services. The potential services include, but are not limited to, review of an existing investment policy statement or assistance in creating an investment policy statement, plan performance reporting, asset allocation modeling, analysis of current investment options and portfolio structure, portfolio rebalancing and investment manager searches. We also offer discretionary portfolio management services. When utilizing this service, as with all clients, we work with them to create and/or review their investment policy statement, review their current asset

allocation, investment manager allocation and manager performance. The ongoing manager selection and strategic rebalancing within the investment policy ranges are managed in-house by the Hyas Group.

#### Advice and Consulting not Involving Securities

Many of the services that Hyas Group performs for clients are not investment advisory in nature. These services include, but are not limited to, consulting with investment committees, pension plan review and analysis, fiduciary education and training, plan fee and revenue analysis, vendor search projects, and reporting on investments and pension plan results. The specific services that Hyas Group performs for a client are described in a written agreement with each client.

As of December 31, 2022, Hyas Group advised approximately \$40 billion in client assets and Hyas Group had discretion over approximately \$281 million in client assets.

#### **Item 5 – Fees and Compensation**

Hyas Group charges some clients a fee based upon the size or value of assets under the advice relationship which may include portfolios that are a part of overall assets. Assets will be valued on the last day calendar quarter. Quarterly fees are calculated and charged in arrears, after services have been performed. The actual rate would vary depending upon the scope of services the client requests Hyas Group to perform. This fee is described in the written agreement entered into between the client and Hyas Group.

The client acknowledges and agrees that fees payable to Hyas Group may, if the client desires to do so, be automatically deducted from the client's account.

In cases when the advisory agreement does not span the full billing period, fees are prorated from the date of inception or through the date of termination. The Advisor or client may terminate the investment advisory agreement at any time with written notice to the advisor at their main office.

#### Fixed Fees

In some cases, Hyas Group will perform services for clients where the cost is set and agreed to with the client in advance of performing the service. The exact cost of the service would depend upon the complexity and scope of the service to be performed. Hyas enters into a written agreement that explains the services to be performed and an estimate of the cost to complete the service. Fees are normally paid upon delivery of the specific work product. If either party terminates the fixed fee engagement, the client is responsible to compensate Hyas Group for work done on a prorata basis, based upon the number of days the services was provided in the quarterly billing period.

#### Other Fees

The above-referenced fees charged by Hyas Group do not include brokerage commissions and other costs related to the execution of transactions on behalf of clients. Such costs will be paid by advisory clients in addition to the fees discussed above. Clients are also responsible for asset management fees and plan or account administration fees paid to custodians and broker-dealers. These fees are disclosed in the disclosure document or agreements in the custodian's account

opening documents. Clients are also responsible for margin interest, wire transfer fees, safe keeping fees and other special services provided by the broker-dealer, transfer agent, or custodian and disclosed by the custodian at the time the client opens their account(s) or when service is requested. For some clients, we recommend investment vehicles such as Limited Partnerships or Limited Liability Companies (e.g. real estate, hedge funds). These investments have fees such as annual management fees that the client is also responsible for. Each investment manager states their various fees within the subscription documents and/or offering memorandum.

#### Investment Company Fees

Investment company funds that are held by clients will bear their own internal transaction and execution costs, as well as directly compensate their investment managers along with internal administrative services. Some funds pay 12b-1 fees, Distribution Fees, and or Shareholder Service Fees to broker-dealers that offer such funds to their clients. These charges affect the Net Asset Value of these fund shares and are thus indirectly borne by fund shareholders such as a Hyas Group client. Some fund companies have imposed a redemption fee. A redemption fee is another type of fee that some funds charge their shareholders when shares are sold or redeemed within a short period of time from the purchase of the fund shares. Although a redemption fee is deducted from redemption proceeds just like a deferred sales load, it is not considered to be a sales load. Unlike a sales load, which is generally used to compensate brokers, a redemption fee is typically used to defray fund costs associated with a shareholder's redemption and is paid directly to the fund, not to a broker. The SEC generally limits redemption fees to 2%. In most cases, the funds will use the "first-in, first-out" (FIFO) method to determine the holding period. Under this method, the date of the redemption will be compared with the earliest purchase date of shares held in the account.

A complete explanation of these charges is contained in the prospectus and "Statement of Additional Information" for each investment company fund. You can get a prospectus from the investment company (through its website or by telephone or mail).

#### **Item 6 - Performance-Based Fees**

It is the Company's policy not to charge clients based upon the performance of their accounts except where the growth in an account will affect an asset-based fee (size of the account).

#### **Item 7 - Types of Clients**

The Hyas Group provides investment consulting services to municipal and corporate retirement plans, non-qualified deferred compensation plans, charitable institutions, foundations, and endowments.

#### **Item 8 - Methods of Analysis, Investment Strategies and Risks**

The investment review process at the Hyas Group is continuous and ongoing. Our team reviews mutual funds and other investment vehicles on both a predetermined and impromptu basis. We rely on a number of databases to house our investment return data as well as attribution systems. The databases include mutual funds, commingled funds, insurance products and separate



accounts, as well as alternative products such as hedge funds.

Our reporting capabilities, analytics resources and manager contacts include, but are not limited to, the following resource tools and data bases:

- › Morningstar Direct – which provides extensive mutual fund or separate account data including peer group, performance and holdings information
- › Institutional data-base subscriptions – Barclays Capital (formerly Lehman Brothers), Standard & Poors, Russell and MSCI/Barras all provide data for the compilation of our reports.
- › InvestmentMetrics – which provides manager and total plan universe information, index information and software for report production.

These databases can be used for screening a multitude of investment products. The databases make more than 100 screening factors available. Statistical and regression analysis is also performed using the databases. This allows us to analyze portfolios over multiple time periods versus relative benchmarks as well as compare investments on a side-by-side basis. In this quantitative review, we also compare risk and value-add statistics such as standard deviation, alpha, beta and up/down market capture. All of these tools, when taken in concert with an assessment of underlying securities holdings and sector allocations, allow us to feel confident in the total evaluation of the products in which our clients invest.

Our research process is not limited to databases alone. We also provide qualitative assessments of the investment products we recommend to our clients by meeting with investment managers face-to-face and conducting regular conference calls with the individuals responsible for managing and servicing the specific investment vehicles we are evaluating. We feel strongly that active investment performance is driven by skilled people and, therefore, we analyze the manager's philosophy, process and personnel in order to have a firm grasp on the skill sets offered by different managers.

The conversations will typically involve

- 1) a discussion of the dynamics of the investment team,
- 2) strategy,
- 3) firm structure,
- 4) portfolio construction and
- 5) performance attributions.

Often these meetings help facilitate frank discussions with the portfolio managers which help us provide the most accurate and up-to-date information available.

While some risk is inherent in any investment, we believe that it is imperative that risk be managed appropriately. Thorough review of volatility and risk adjusted return can also add value when properly considered. For each of our client's available investment options we'll analyze risk-related measures such as beta, standard deviation, alpha, up-market capture and down-market capture. It is our expectation that all funded products provide a competitive risk adjusted return. Therefore each product is reviewed with that expectation in mind.

### Investment Strategy

At the outset of our working with a Client, we review a Client's risk profile, portfolio goals and/or requirements (such as income), which results in an Investment Policy Statement (either newly crafted or a review and possible revision of an existing IPS.) As part of that process, we analyze the Asset Allocation of the portfolio, and propose any recommended changes. We then work on implementation of their IPS/Asset Allocation Study, using research methodologies noted previously, identifying and funding managers which we believe to best meet the Client's IPS and risk profile.

### Risk of Loss

Investing in securities involves risk of loss that you should be prepared to bear. We do not represent or guarantee that our services or methods of analysis can or will predict future results, successfully identify market tops or bottoms, or insulate clients from losses due to market corrections or declines. In addition, the investment managers and/or funds that we recommend are also subject to the same domestic and global economic variables, and therefore are subject to the same risk of loss. We cannot offer any guarantees or promises that your financial goals and objectives will be met. Past performance is in no way a guarantee of future performance.

### Risks Relating to Exchange Traded Funds ("ETFs")

There may be a lack of liquidity in certain ETFs which can lead to a large difference between the bid-ask prices (increasing the cost to you when you buy or sell the ETF). A lack of liquidity also may cause an ETF to trade at a large premium or discount to its net asset value. Additionally, an ETF may suspend issuing new shares and this may result in an adverse difference between the ETF's publicly available share price and the actual value of its underlying investment holdings. At times when underlying holdings are traded less frequently, or not at all, an ETF's returns also may diverge from the benchmark it is designed to track.

### Risks Relating to Mutual Funds and ETFs that Pursue Complex or Alternative Investment Strategies or Returns

Mutual funds and ETFs utilize non-traditional or complex investment strategies and/or derivatives for both hedging and more speculative purposes, which can increase volatility and the risk of investment loss. Certain of these funds are sometimes referred to as "liquid alternatives." These funds often present higher costs and expenses, with certain of these funds charging fees that fluctuate with their performance. Please refer to the mutual fund or ETF's prospectus for additional information on expenses and descriptions of the specific non-traditional and complex strategies utilized by the fund.

While mutual funds and ETFs may at times utilize non-traditional investment options and strategies, they have different characteristics than unregistered privately offered alternative investments. Because of regulatory limitations, mutual funds and ETFs that seek alternative-like investment exposure must utilize a more limited spectrum of investments. As a result, investment returns and portfolio characteristics of alternative mutual funds and ETFs may materially vary from those of privately offered alternative investments pursuing similar investment objectives. They are also more likely to have relatively higher correlation with traditional market returns than privately offered alternative investments. Non-traditional investment options and strategies are often employed by a portfolio manager to further a mutual fund's or ETF's investment objective and to help offset market

risks.

However, these features may be complex, making it more difficult to understand the mutual fund's or ETF's essential characteristics and risks, and how it will perform in different market environments and over various periods of time. They may also expose the mutual fund or ETF to increased volatility and unanticipated risks particularly when used in complex combinations and/or accompanied by the use of borrowing or "leverage".

### **Item 9 - Disciplinary Information**

Registered investment advisers are required to disclose all material facts regarding any legal or disciplinary events that would be material to your evaluation of Hyas Group or the integrity of Hyas Group's management. Hyas Group has no information applicable to this Item.

### **Item 10 - Other Financial Industry Activities and Affiliations**

Hyas Group does not receive revenue from any money management firms, recordkeepers or other retirement plan service providers. Our only compensation is that which we receive directly from our clients.

Hyas Group and its representatives may provide services to clients that are not investment advisory in nature. These services may include reporting on investments and account or plan assets, consulting on noninvestment matters, education, vendor search projects, and performance review and evaluation.

Hyas Group is an indirect wholly owned subsidiary of Morgan Stanley and is part of Morgan Stanley Wealth Management. Morgan Stanley is a financial holding company under the Bank Holding Company Act of 1956 whose shares are publicly held and traded on the NYSE.

Morgan Stanley is a global firm engaging, through its various subsidiaries, in a wide range of financial services including:

- securities underwriting, distribution, trading, merger, acquisition, restructuring, real estate, project finance and other corporate finance advisory activities
- merchant banking and other principal investment activities
- brokerage and research services
- asset management
- trading of foreign exchange, commodities and structured financial products and
- global custody, securities clearance services, and securities lending.

As well as being a registered investment adviser, Morgan Stanley Wealth Management is registered as a broker-dealer.

Hyas Group is affiliated with certain registered investment advisers (including, without limitation, Morgan Stanley Investment Management, Inc., Eaton Vance, Boston Management and Research, Calvert Research and Management, Atlanta Capital Management Company and Parametric Portfolio Associates), which serve in various advisory, management, and administrative capacities to open-end and closed-end investment companies and other portfolios (some of which are listed

on the NYSE).

Hyas Group does not recommend affiliated funds. Clients who have chosen a non-discretionary relationship, may from time to time chose to invest in affiliated funds. In those situations, the Hyas Group will disclose the affiliate relationship and will not bill its advisory fee for assets invested in those products.

#### **Item 11 - Code of Ethics**

Hyas Group will provide a copy of its Code of Ethics to clients or prospective clients upon their request.

#### **Item 12 - Brokerage Practices**

Hyas Group does not receive any soft dollars or other compensation for recommending any brokerage firms, custodians, mutual funds, or investment managers.

For those accounts over which we have discretion, having the client assets held at one custodian, whether bank, trust company, or brokerage firm, enables us to manage the portfolio, including review, place trades, compile performance reports, and answer client questions, in as efficient manner as possible. If the client doesn't currently have a custodian, we can recommend a custodian, one possible option being Charles Schwab. But as stated above, we receive no compensation for recommending Charles Schwab or any other custodian. Schwab has been recommended as they provide an extensive mutual fund platform and nearly all our investment managers have trading agreements with Schwab. In addition, they have a robust internet presence, including trading software, custodial information easily accessed by Hyas Group and the clients, a strong support staff assisting with trading, client and technology servicing questions and issues.

#### **Best Execution**

Hyas Group's policy is to execute transactions for clients in such a manner that the client's total costs or proceeds in each transaction are the most favorable under the circumstances. Best execution, however, is not purely a function of price and cost, but represents the best qualitative execution under the circumstances. In assessing whether this standard is met, we consider the full range and quality of the custodian's services, and other factors including, among other things, the value of research provided, the execution capability, the commission rates charged, the financial soundness and responsiveness.

When a client selects the record-keeper and/or custodian, then their choice might affect the Hyas Group's ability to obtain best execution for the client.

#### **Directed Brokerage**

If a client has an established relationship with a custodian, we will place trades with that custodian, which is considered directed brokerage. This directed brokerage arrangement potentially (1) limits Hyas Group's ability to seek best execution and negotiate commissions; (2) limits the clients' ability to participate in aggregated trades; and, as a result, (3) may cost the client more money.



**Item 13 - Review of Accounts**

Performance reports are produced for the client either on a quarterly, semi-annual, or annual basis with the nature and format of the review process matched to the type of plan (Defined Contribution, Defined Benefit, Endowment, etc.) and the unique needs of each client. Frequency of reports is addressed in each client's agreement with Hyas Group. Broadly defined, the process covers a review of the plan's asset allocation or plan construction, individual investment manager and total account performance reviews, plan utilization rates and participant account balances, and review of investment costs. Client reports are designed to clearly reflect manager and account performance relative to the client's specific investment policy. Performance reports contain a comprehensive evaluation of the plan's investment options relative to investment policy. Color graphics illustrates manager diversification, historical asset allocation and performance versus the relevant indices over differing lengths of time. A statistical section provides an analysis of manager characteristics including sector/quality exposure and market weights. Interpretive text shows how these characteristics impact risk and return and what that means to the investment program.

Our reports include global market commentaries at the end of each calendar quarter. These commentaries provide a broad economic and market overview as well as asset class level risk and return insight.

Further, the Hyas Group closely monitors plan utilization rates and average participant account balances to assess each plan's investment and structural effectiveness. We provide comparative statistics for similar sized plans as well as a calculated, overall plan and asset class returns for each of our client accounts each quarter. This plan return allows for further comparison of the equity and fixed income participant investment weightings and demonstrates the offered investment options compare, on the whole, to those offered by other clients and industry averages.

The client performance reports are compiled by various analytical staff members of the firm with final reviews completed by senior management.

**Item 14 - Client Referrals and Other Compensation**

Hyas Group does not compensate any client or person for client referrals. However, Hyas Group receives compensation for referring clients to affiliates, including, but not limited to, Morgan Stanley Wealth Management.

**Item 15 - Custody**

Hyas Group does not maintain custody of client funds or securities. Client assets are held by mutual fund companies, banks, trust companies, brokerage firms, or other custodial institutions.

Client is urged to compare the statements it receives from the custodian with the reports it receives from Hyas.

**Item 16 - Investment Discretion**

Hyas Group has received discretionary authority from a few clients at the outset of the advisory relationship to select the identity and amount of securities to be bought or sold. In all cases, however, such discretion is to be exercised in a manner consistent with the stated investment objectives and, where applicable, the Investment Policy Statement for the particular client.

account.

When selecting securities and determining amounts, Hyas Group observes the investment policies, limitations and restrictions of the clients for which it advises. For registered investment companies, Hyas Group's authority to trade securities may also be limited by certain federal securities and tax laws that require diversifications of investments and favor the holding of investments once made.

Investment guidelines and restrictions must be provided to Hyas Group in writing.

#### **Item 17 - Voting Client Securities**

Hyas does not vote proxies for clients. However, certain clients may elect to delegate proxy voting authority to a voting service provider, Institutional Shareholder Services Inc., at no cost.

#### **Item 18 - Financial Information**

Hyas Group does not require or solicit prepayment of more than \$1,200 in fees per client, six months or more in advance.

Additionally, we must disclose any financial condition that could impair our ability to fulfill our agreement with our clients. Hyas Group has no such financial condition to disclose. Neither have we even been the subject of any bankruptcy proceeding.



# HYAS GROUP

Form ADV Part 2B, Brochure Supplement

**HYAS GROUP,  
A SEPARATE BUSINESS UNIT OF MORGAN STANLEY INSTITUTIONAL INVESTMENT ADVISORS LLC**

9755 SW Barnes Road, Suite 660  
Portland, OR 97225  
971-634-1500

SEC File No. 801-69938  
CRD Number 149122

September 01, 2023

This brochure provides information about the qualifications and business practices of Hyas Group, a separate business unit of Morgan Stanley Institutional Investment Advisors LLC (“Hyas” or “Adviser”). If you have any questions about the contents of this brochure, please contact us at 971-634-1500 or [mruppelt@hyasgroup.com](mailto:mruppelt@hyasgroup.com). The information in this brochure has not been approved or verified by the United States Securities and Exchange Commission or by any state securities authority.

Hyas Group, a separate business unit of Morgan Stanley Institutional Investment Advisors LLC is a registered investment adviser. Registration of an Investment Adviser does not imply any level of skill or training. The oral and written communications of an Adviser provide you with information about which you determine to hire or retain an Adviser.

Additional information about Hyas Group is also available on the SEC’s website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov).

## **Item 1**

### **Jayson Allen Davidson**

This Brochure Supplement provides information about Jayson Davidson that supplements the Hyas Group Brochure. You should have received a copy of that Brochure. Please contact Michelle Ruppelt, Head of Business Control and Risk, if you did not receive Hyas Group's Brochure or if you have any questions about the contents of this supplement.

Additional information about Jayson Davidson is available on the SEC's website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov).

## **Item 2 - Educational Background and Business Experience**

Born: 1973

Education after High School: Bachelor of Science, University of California at Berkeley, 1996

Business background:

2008 – present, Managing Principal and Director of Consulting Services at Hyas Group, a separate business unit of Morgan Stanley Institutional Investment Advisors LLC

2002 – 2008, Senior Investment Consultant at Arnerich Massena & Associates

1997 – 2002, Consultant at ICMA-RC

Professional Designations: Mr. Davidson has earned the right to use the Chartered Financial Analyst (CFA) designation. Additionally, he is a member of the Charter Financial Analyst (CFA) Institute and the National Association of Government Defined Contribution Administrators (NAGDCA).

## **Item 3 - Disciplinary Information**

Registered investment advisers are required to disclose all material facts regarding any legal or disciplinary events that would be material to your evaluation of each supervised person providing investment advice. No information is applicable to this Item.

## **Item 4 - Other Business Activities**

No information is applicable to this Item.

## **Item 5 - Additional Compensation**

No information is applicable to this Item.

## **Item 6 - Supervision**

This section describes how Hyas monitors the work conducted by the Investment Professional and identifies the person supervising the Investment Professional's activities.

Each Investment Professional reports to a supervisor who has supervisory responsibility for the Investment Professional's work. For advisory clients, the client's Consultant regularly reviews the client's account with the client.

Any questions or concerns should be directed to:

Michelle Ruppelt, VP and Head of Business Control and Risk – 971-634-1500



## **Item 1**

### **Gregory Thomas Settle**

This Brochure Supplement provides information about Gregory Settle that supplements the Hyas Group Brochure. You should have received a copy of that Brochure. Please contact Michelle Ruppelt, Head of Business Control and Risk, if you did not receive Hyas Group's Brochure or if you have any questions about the contents of this supplement.

Additional information about Greg Settle is available on the SEC's website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov).

## **Item 2 - Educational Background and Business Experience**

Born: 1957

Education after High School: Bachelor of Science, Portland State University, 1983

Business background:

2010 – present, Senior Principal at Hyas Group, a separate business unit of Morgan Stanley Institutional Investment Advisors LLC

2008 – 2010, Consultant at Aon Investment Consulting

2007 – 2007, Consultant at Northwest Capital Management

1992 – 2007, Consultant (1992-1996) and Vice President (1997-2007) at ICMA RC

1988 – 1992, Director, Deferred Compensation Plan Services, The New England Co

1984 – 1988, Representative, The Holden Group/Security First Group

Professional Designations: Mr. Settle has passed the Chartered Financial Analyst (CFA) Exam 1 (of 3). Additionally, he is a member of National Association of Government Defined Contribution Administrators (NAGDCA). He currently holds the Ser. 65 license and has passed the NASD Series 7, 63 and 28 exams, though those designations were allowed to lapse when Mr. Settle entered the consulting industry in 2007.

## **Item 3 - Disciplinary Information**

Registered investment advisers are required to disclose all material facts regarding any legal or disciplinary events that would be material to your evaluation of each supervised person providing investment advice. No information is applicable to this Item.

## **Item 4 - Other Business Activities**

No information is applicable to this Item.

## **Item 5- Additional Compensation**

No information is applicable to this Item.

## **Item 6 - Supervision**

This section describes how Hyas monitors the work conducted by the Investment Professional and identifies the person supervising the Investment Professional's activities.

Each Investment Professional reports to a supervisor who has supervisory responsibility for the Investment Professional's work. For advisory clients, the client's Consultant regularly reviews the client's account with the client.

Any questions or concerns should be directed to:

Jayson Davidson, Managing Principal and Director of Consulting Services at Hyas Group – 971-634-1500

Michelle Ruppelt, VP and Head of Business Control and Risk – 971-634-1500

## **Item 1**

### **P. Vincent Galindo**

This Brochure Supplement provides information about Vincent Galindo that supplements the Hyas Group Brochure. You should have received a copy of that Brochure. Please contact Michelle Ruppelt, Head of Business Control and Risk, if you did not receive Hyas Group's Brochure or if you have any questions about the contents of this supplement.

Additional information about Vincent Galindo is available on the SEC's website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov).

## **Item 2 - Educational Background and Business Experience**

Born: 1970

Education after High School: Bachelor of Arts, University of California at Berkeley, 1995

Business background:

2014 – present, Senior Principal at Hyas Group, a separate business unit of Morgan Stanley Institutional Investment Advisors LLC

2005 – 2014, Investment Consultant, Arnerich Massena & Associates

2004 – 2005, Education Consultant, Arnerich Massena & Associates

2003 – 2004, Investor Information Coordinator, Oregon Division of Finance & Corporate Securities

2001 – 2003, Financial Advisor, Waddell & Reed Inc

1999 – 2001, Analyst, Thomas Weisel Partners

## **Item 3 - Disciplinary Information**

Registered investment advisers are required to disclose all material facts regarding any legal or disciplinary events that would be material to your evaluation of each supervised person providing investment advice. No information is applicable to this Item.

## **Item 4 - Other Business Activities**

No information is applicable to this Item.

## **Item 5 - Additional Compensation**

No information is applicable to this Item.

## **Item 6 - Supervision**

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Any questions or concerns should be directed to:

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Michelle Ruppelt, VP and Head of Business Control and Risk – 971-634-1500

## **Item 1**

### **Edward “Ned” Kenneth Taylor**

This Brochure Supplement provides information about Ned Taylor that supplements the Hyas Group Brochure. You should have received a copy of that Brochure. Please contact Michelle Ruppelt, Head of Business Control and Risk, if you did not receive Hyas Group’s Brochure or if you have any questions about the contents of this supplement.

Additional information about Ned Taylor is available on the SEC’s website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov).

## **Item 2 - Educational Background and Business Experience**

Born: 1975

Education after High School: Bachelor of Arts, Willamette University, Salem, Oregon, 1997

Business background:

2016 – present, Senior Principal at Hyas Group, a separate business unit of Morgan Stanley Institutional Investment Advisors LLC

2010 – 2016, Investment Consultant, Standard Retirement Services

2008 – 2016, Registered Investment Advisor, Stancorp Investment Advisers

2006 – 2016, Registered Representative, Stancorp Equities

2001 – 2005, Financial Advisor, Columbia Financial Center

1998 – 2001, Retirement Plan Consultant, Executive Financial Group

## **Item 3 - Disciplinary Information**

Registered investment advisers are required to disclose all material facts regarding any legal or disciplinary events that would be material to your evaluation of each supervised person providing investment advice. No information is applicable to this Item.

## **Item 4 - Other Business Activities**

No information is applicable to this Item.

## **Item 5 - Additional Compensation**

No information is applicable to this Item.

## **Item 6 - Supervision**

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Each Investment Professional reports to a supervisor who has supervisory responsibility for the Investment Professional's work. For advisory clients, the client's Consultant regularly reviews the client's account with the client.

Any questions or concerns should be directed to:

Jayson Davidson, Managing Principal and Director of Consulting Services at Hyas Group – 971-634-1500

Michelle Ruppelt, VP and Head of Business Control and Risk – 971-634-1500

## **Item 1**

### **Rasch Michael Cousineau**

This Brochure Supplement provides information about Rasch Cousineau that supplements the Hyas Group Brochure. You should have received a copy of that Brochure. Please contact Michelle Ruppelt, Head of Business Control and Risk, if you did not receive Hyas Group's Brochure or if you have any questions about the contents of this supplement.

Additional information about Rasch Cousineau is available on the SEC's website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov).

## **Item 2 - Educational Background and Business Experience**

Born: 1972

Education after High School: Bachelor of Arts, Marist College, Poughkeepsie, NY, 1994

Business background:

2016 – present, Senior Principal at Hyas Group, a separate business unit of Morgan Stanley Institutional Investment Advisors LLC

1997 – 2016, V.P., Institutional Sales, ICMA-RC Services

## **Item 3 - Disciplinary Information**

Registered investment advisers are required to disclose all material facts regarding any legal or disciplinary events that would be material to your evaluation of each supervised person providing investment advice. No information is applicable to this Item.

## **Item 4 - Other Business Activities**

No information is applicable to this Item.

## **Item 5 - Additional Compensation**

No information is applicable to this Item.

## **Item 6 - Supervision**

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Any questions or concerns should be directed to:

Jayson Davidson, Managing Principal and Director of Consulting Services at Hyas Group – 971-634-1500

Michelle Ruppelt, VP and Head of Business Control and Risk – 971-634-1500

## **Item 1**

### **Thomas Joseph Breaden**

This Brochure Supplement provides information about Tom Breaden that supplements the Hyas Group Brochure. You should have received a copy of that Brochure. Please contact Michelle Ruppelt, Head of Business Control and Risk, if you did not receive Hyas Group's Brochure or if you have any questions about the contents of this supplement.

Additional information about Tom Breaden is available on the SEC's website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov).

## **Item 2 - Educational Background and Business Experience**

Born: 1982

Education after High School:

Bachelor of Science in History and Economics, University of Oregon, Eugene, OR 2004

Master of Science in Economics, Portland State University, Portland, OR 2007

Business background:

2018 – present, Executive Director and Director of Analytics at Hyas Group, a separate business unit of Morgan Stanley Institutional Investment Advisors LLC

2011 – 2018, Senior Analyst at Hyas Group, LLC

2006 – 2011, Director of Research, Heintzberger Payne

Professional Designations: Mr. Breaden has earned the right to use the Chartered Financial Analyst (CFA) designation and is a member of the Portland Society of Financial Analysts, Portland Alternative Investment Association and the CFA Institute.

## **Item 3 - Disciplinary Information**

Registered investment advisers are required to disclose all material facts regarding any legal or disciplinary events that would be material to your evaluation of each supervised person providing investment advice. No information is applicable to this Item.

## **Item 4 - Other Business Activities**

No information is applicable to this Item.

## **Item 5 - Additional Compensation**

No information is applicable to this Item.

## **Item 6 - Supervision**

This section describes how Hyas monitors the work conducted by the Investment Professional and identifies the person supervising the Investment Professional's activities.

Each Investment Professional reports to a supervisor who has supervisory responsibility for the Investment Professional's work. For advisory clients, the client's Consultant regularly reviews the client's account with the client.

Any questions or concerns should be directed to:

Jayson Davidson, Managing Principal and Director of Consulting Services at Hyas Group – 971-634-1500

Michelle Ruppelt, VP and Head of Business Control and Risk – 971-634-1500



## **Item 1**

### **Audrey Ellen White**

This Brochure Supplement provides information about Audrey White that supplements the Hyas Group Brochure. You should have received a copy of that Brochure. Please contact Michelle Ruppelt, Head of Business Control and Risk, if you did not receive Hyas Group's Brochure or if you have any questions about the contents of this supplement.

Additional information about Audrey White is available on the SEC's website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov).

## **Item 2 - Educational Background and Business Experience**

Born: 1977

Education after High School: Bachelor of Arts, University of Oregon, 1999

Business background:

2019 – present, Senior Principal at Hyas Group, a separate business unit of Morgan Stanley Institutional Investment Advisors LLC

2005 – 2019, Senior Relationship Manager, Morley Capital Management

1999 – 2005, Sales and Marketing, AIG Financial Advisors, Inc

## **Item 3 - Disciplinary Information**

Registered investment advisers are required to disclose all material facts regarding any legal or disciplinary events that would be material to your evaluation of each supervised person providing investment advice. No information is applicable to this Item.

## **Item 4 - Other Business Activities**

No information is applicable to this Item.

## **Item 5 - Additional Compensation**

No information is applicable to this Item.

## **Item 6 - Supervision**

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Michelle Ruppelt, VP and Head of Business Control and Risk – 971-634-1500

## **Item 1**

### **Theodore “Ted” Patrick Grigsby**

This Brochure Supplement provides information about Ted Grigsby that supplements the Hyas Group Brochure. You should have received a copy of that Brochure. Please contact Michelle Ruppelt, Head of Business Control and Risk, if you did not receive Hyas Group’s Brochure or if you have any questions about the contents of this supplement.

Additional information about Ted Grigsby is available on the SEC’s website at [www.adviserinfo.sec.gov](http://www.adviserinfo.sec.gov).

## **Item 2 - Educational Background and Business Experience**

Born: 1978

Education after High School:

Bachelor of Science, Business & Finance, University of Oregon, 2001

Master of Science, Finance, University of Portland, 2022

Business background:

2020 – present, Senior Principal at Hyas Group, a separate business unit of Morgan Stanley Institutional Investment Advisors LLC

2007 – 2019, Director and Advisor, Human Investing

2001 – 2005, Business Analyst, Franklin-Templeton Investments

Professional Designations:

CIMA “Certified Investment Management Analyst”, 2018

## **Item 3 - Disciplinary Information**

Registered investment advisers are required to disclose all material facts regarding any legal or disciplinary events that would be material to your evaluation of each supervised person providing investment advice. No information is applicable to this Item.

## **Item 4 - Other Business Activities**

No information is applicable to this Item.

## **Item 5 - Additional Compensation**

No information is applicable to this Item.

## **Item 6 - Supervision**

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Each Investment Professional reports to a supervisor who has supervisory responsibility for the Investment Professional's work. For advisory clients, the client's Consultant regularly reviews the client's account with the client.

Any questions or concerns should be directed to:

Jayson Davidson, Managing Principal and Director of Consulting Services at Hyas Group – 971-634-1500

Michelle Ruppelt, VP and Head of Business Control and Risk – 971-634-1500



# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** City Commission  
**From:** Public Works Director John M. Lewis, PE

**Agenda Date:** 06/11/2024

### **SUBJECT:**

Personal Services Agreement with Brown and Caldwell Inc. for the NPDES MS4 AND TMDL SUPPORT (PS 24-006)

### **STAFF RECOMMENDATION:**

Award the contract and authorize the City Manager to execute the Contract Agreement with Brown and Caldwell, Inc. in the amount of \$99,957.00 for engineering services related to advising and providing consulting services related to the City's State NPDES Permit for a one-year term for the NPDES MS4 AND TMDL SUPPORT (PS 24-006).

### **EXECUTIVE SUMMARY:**

The City's renewed National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit became effective on October 1, 2021, and provides guidance and requirements from the State. The City of Oregon City is a co-permittee on the permit along with other jurisdictions within Clackamas County. Each co-permittee is responsible for ensuring that its respective agency meets the requirements outlined within the permit for each of their respective agencies.

The Scope of Work reflects activities to be completed in the 2024-2025 fiscal year, including work assisting with the City's annual report due in December 2024. The annual report is associated with the NPDES MS4 permit and Total Maximum Daily Load (TMDL) compliance and includes potential NPDES MS4 permit negotiations with the Oregon Department of Environmental Quality (DEQ).

### **BACKGROUND:**

On March 15, 2011, the Oregon Department of Environmental Quality issued a renewed Phase I National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer (MS4) permit for the Clackamas County jurisdictions.

Brown and Caldwell, Inc. has a long history of providing consulting engineering services to many of the Clackamas County stormwater agencies including Oregon City and oversees the overall coordination of the permit for the co-permittees. This procurement

follows Oregon City Municipal Code 2.40.020, which allows use of the Attorney General Model Rules for Engineering and Architectural Services. OAR 137-048-0200 allows for a direct appointment procedure of Related Services to an Architectural and Engineering Services procurement, when the total contract value is under \$100,000.

**OPTIONS:**

1. Authorize the City Manager to execute the Agreement as proposed.
2. Authorize the City Manager to execute the Agreement with specific modifications.
3. Deny the Agreement. If the Commission chooses to deny the Agreement, staff requests direction on how to proceed.

**BUDGET IMPACT:**

Amount: \$99,957.00

FY(s): 2024-25

Funding Source(s): Stormwater Fund

**CITY OF OREGON CITY  
PERSONAL SERVICES AGREEMENT**

**NPDES MS4 AND TMDL SUPPORT (PS 24-006)**

This PERSONAL SERVICES AGREEMENT ("Agreement") is entered into between the CITY OF OREGON CITY ("City") and **BROWN AND CALDWELL** ("Consultant").

**RECITALS**

A. City requires services that Consultant is capable of providing under the terms and conditions hereinafter described.

B. Consultant is able and prepared to provide such services as City requires under the terms and conditions hereinafter described.

The parties agree as follows:

**AGREEMENT**

1. Term. The term of this Agreement shall be from the date the contract is fully executed until **June 30, 2025**, unless sooner terminated pursuant to provisions set forth below. However, such expiration shall not extinguish or prejudice City's right to enforce this Agreement with respect to (i) breach of any warranty; or (ii) any default or defect in Consultant's performance that has not been cured.

2. Compensation. City agrees to pay Consultant on a time-and-materials basis for the services required. Total compensation, including reimbursement for expenses incurred, shall not exceed **ninety-nine thousand, nine-hundred, fifty-seven and 00/100 dollars. (\$99,957.00)**.

3. Scope of Services. Consultant's services under this Agreement shall consist of services as detailed in Exhibit A, attached hereto and by this reference incorporated herein.

4. Standard Conditions. This Agreement shall include all of the standard conditions as detailed in Exhibit B, attached hereto and by this reference incorporated herein.

5. Schedule. The components of the project described in the Scope of Services shall be completed according to Term, above.

6. Integration. This Agreement, along with the description of services to be performed attached as Exhibit A and the Standard Conditions to Oregon City Personal Services Agreement attached as Exhibit B, contain the entire agreement between and among the parties, integrate all the terms and conditions mentioned herein or incidental hereto, and supersede all prior written or oral discussions or agreements between the parties or their predecessors-in-interest with respect to all or any part of the subject matter hereof.

7. Notices. Any notices, bills, invoices, reports or other documents required by this Agreement shall be sent by the parties by United States mail, by hand delivery or by electronic means. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.



To the City:

City of Oregon City  
 13895 Fir Street  
 Oregon City, OR 97045  
 Attention: John M. Lewis

To Consultant:

**Brown and Caldwell, Inc.**  
**6500 SW Macadam Ave, Suite 200**  
**Portland, OR 97239**  
**Attention: Krista Reininga**

Consultant shall be responsible for providing the City with a current address. Either party may change the address set forth in this Agreement by providing notice to the other party in the manner set forth above.

8. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction's conflicts of law, rules or doctrines.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly appointed officers on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF OREGON CITY

**BROWN AND CALDWELL, INC.**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Anthony J. Konkol III

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

Title: City Manager

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

DATED: \_\_\_\_\_, 2024.

DATED: \_\_\_\_\_, 2024.

By: \_\_\_\_\_

ORIGINAL CITY COMMISSION APPROVAL (IF APPLICABLE):

Name: John M. Lewis, P.E.

DATE: \_\_\_\_\_

Title: Public Works Director

DATED: \_\_\_\_\_, 2024.

## Exhibit A

# 2024

# NPDES MS4 Permit Compliance, TMDL Compliance, and Stormwater Management Support Services Scope of Work

To support the City of Oregon (City), this Scope of Work reflects activities to be completed by Brown and Caldwell (BC) during the 2024/2025 fiscal year to support compliance with the City's National Pollutant Discharge Elimination System (NPDES) municipal separate storm sewer system (MS4) permit and Total Maximum Daily Load (TMDL) conditions and other needs related to the City's stormwater management program.

## Phase 1 Support for NPDES MS4 and TMDL Annual Reporting

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b>    | To assist the City in the preparation of its NPDES MS4 and TMDL annual compliance reports, summarizing activities for the 2023/2024 permit year.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Activities</b>   | <p>The 2023/2024 reporting year covers the time period between July 1, 2023, and June 30, 2024, and the annual report is due to DEQ on December 1, 2024.</p> <p>For the NPDES MS4 permit and TMDL annual compliance reports, tabular matrices have been developed for use in compiling information to summarize activities conducted during the reporting period. The NPDES MS4 annual report matrix includes columns for reporting the status of meeting measurable goals and tracking measures as identified in the City's stormwater management program document (SWMP).</p> <p>Based on information provided by the City, BC will review and comment on the tabular matrix, the narrative report, the TMDL annual report, and any associated data (including monitoring data) for completeness and clarity. BC will also provide support via phone calls to assist the City with this process up to the hours allotted for this phase.</p> |
| <b>Deliverables</b> | <p>Deliverables for Phase 1 include the following:</p> <ul style="list-style-type: none"> <li>A reviewed copy of the City's NPDES MS4 2023-2024 annual report and the TMDL annual report with suggested revisions completed in track changes and comments provided in the document margins (unless DEQ initiates the new online reporting format for the NPDES MS4 report).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Assumptions</b>  | <p>Assumptions for Phase 1 include the following:</p> <ul style="list-style-type: none"> <li>BC assumes the draft annual report and matrices will be provided to BC by September 30, 2024.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

- BC will provide comments on the draft annual report and matrices within 3 weeks of receiving the draft report from the City.
- Coordinated efforts between participants involved in the Coordinated Clackamas County Stormwater Monitoring Plan (CCCSMP) may be conducted to develop a joint annual monitoring report. Contracting and coordination for this report has not been included as part of this phase.

## Phase 2 Meeting Attendance and Facilitation

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b>    | To facilitate (as requested) and attend Clackamas co-permittee coordination meetings and/or meetings with DEQ or other Phase I jurisdictions, on behalf of the City.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Activities</b>   | BC will facilitate (as requested) and attend Clackamas co-permittee meetings to ensure consistency, efficiency, and coordination on specific permit compliance issues with other co-permittees. In addition, BC will attend and assist with meetings that may be held with DEQ, the City, and/or other NPDES MS4 permitted jurisdictions to coordinate on permit compliance issues associated with the current permit or Willamette Basin TMDL.                                                                                                                                    |
| <b>Deliverables</b> | Assumptions for Phase 2 include the following: <ul style="list-style-type: none"> <li>• Agendas, presentation materials, and meeting minutes will be provided for meetings facilitated by BC, or as requested by the City.</li> </ul>                                                                                                                                                                                                                                                                                                                                              |
| <b>Assumptions</b>  | Assumptions for Phase 2 include the following: <ul style="list-style-type: none"> <li>• BC's effort will be billed on a time-and-materials basis for a not to exceed amount as shown in the budget table at the end of this Exhibit. A minimum of four meetings are included.</li> <li>• As necessary and/or requested by the City, BC will coordinate scheduling of the meetings among interested Clackamas co-permittees.</li> <li>• This phase will be cost-shared among other Clackamas co-permittees and/or NPDES MS4 permitted jurisdictions, as contracts allow.</li> </ul> |

## Phase 3 BMP Sizing Tool Updates and Support for Post-Construction Requirements

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b>    | To assist the City in implementing the BMP sizing tool and to coordinate with the City of Wilsonville, Oak Lodge Water Services (OLWS), and Clackamas County Water Environment Services regarding potential updates to the BMP sizing tool.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Activities</b>   | Potential activities under Phase 3 include the following tasks as requested by the City: <ul style="list-style-type: none"> <li>• Provide support to the City as needed in order to answer questions related to the BMP sizing tool in support of development review activities.</li> <li>• Prepare/ maintain a list of requested changes to the BMP sizing tool and associated costs.</li> <li>• Work with the City, WES, OLWS, and Wilsonville to develop a finalized list of requested changes to the tool and a scope of work to address these changes.</li> <li>• Make requested revisions to the BMP sizing tool as budget allows.</li> <li>• Perform testing on the updated BMP sizing tool.</li> <li>• Update the BMP User's Guide to reflect any changes made to the tool.</li> </ul> |
| <b>Deliverables</b> | Phase 3 deliverables potentially include the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

- Email responses to questions regarding the BMP sizing tool.
- Draft and final list of requested changes to the BMP Sizing Tool.
- Draft and final versions of the updated BMP Sizing Tool User's Guide reflecting changes.

**Assumptions** Assumptions for Phase 3 include the following:

- Sixteen hours is allotted for technical support interpreting BMP sizing tool questions received by the City during development review.
- Changes to the tool will be cost-shared with WES, OLWS and the City of Wilsonville as contracts allow.
- Given that BMP sizing tool changes are currently unknown, BC's effort will be billed on a time and materials basis for a not to exceed amount as shown in the budget table at the end of this Exhibit.

## **Phase 4 Provide Assistance Related to Preparation of the 2026 Permit Renewal Application**

**Objective** To assist the City in preparing for or conducting tasks related to the 2026 permit renewal application.

**Activities** An NPDES MS4 permit renewal application is due to DEQ on April 3<sup>rd</sup>, 2026. The current permit includes the following items required in the application including:

- proposed SWMP modifications,
- Maximum Extent Practicable assessment,
- TMDL pollutant load reduction evaluation,
- TMDL benchmark evaluation,
- 303(d) list evaluation,
- annual pollutant loads estimate,
- any proposed changes to the monitoring plan,
- a description of any service area expansions,
- a fiscal evaluation, and
- updated MS4 maps.

Initiating work during the 2024/2025 fiscal year will support timely completion of the permit renewal application. Specifically work to be completed in this fiscal year will include the following:

### **Phase 4.1: MEP Statement**

BC will develop a draft Maximum Extent Practicable assessment for the City's review. The assessment will evaluate the City's SWMP Document with respect to effectiveness, local applicability and program resources as required by the permit. We will address the City's comments on the draft document to prepare a final for inclusion in the permit renewal application.

### **Phase 4.2: Prepare GIS Data for Pollutant Loads Related Work**

In order to prepare a pollutant load reduction evaluation, TMDL benchmarks and annual pollutant loads, BC will work with the City to support the City's development of GIS files needed to conduct this work. BC will develop a spreadsheet template identifying GIS data needs, hold an in-person training to discuss how the annual loads, PLRE and benchmarks

are developed, and what GIS information is needed to conduct these evaluations. Up to 52 hours has been reserved for review of the City's GIS data and suggestions or refinement of data organization that would support the development/ update of these pollutant loading calculations.

#### **Phase 4.3: Prepare a 303(d) Evaluation**

BC will prepare a 303(d) list evaluation as required in Schedule D of the permit. Specifically we will review the applicable pollutants on the 2018/2020 USEPA-approved 303(d) list. We will prepare the draft 303(d) evaluation for the City's review and comment, and a final copy to address City comments and include in the 2026 permit renewal application.

**Deliverables** Phase 4 deliverables include the following:

- Draft and final MEP assessment.
- List of GIS data needs for the annual loads, PLRE and benchmarks.
- Draft and final 303(d) evaluation.

**Assumptions** Assumptions for Phase 4 include the following:

- The City will be conducting the GIS work and data compilation necessary for the 2026 annual loads, PLRE and benchmark analyses.
- The City will consolidate comments on draft documents and resolve any conflicting comments prior to providing comments to BC.
- Work associated with the 303(d) evaluation may be coordinated amongst other Clackamas co-permittees, as contracts allow.
- It is not known whether the 2024 303(d) list, currently out in draft form, will be approved by EPA in time for inclusion as final parameters in the 303(d) evaluation.

### **Phase 5 General SWMP and TMDL Support**

**Objective** To provide support as needed for any updates to the City's Stormwater Management Plan, TMDL Implementation Plan and/or Monitoring Plan.

**Activities** Activities budgeted under Phase 5 may include:

- Assist the City in addressing DEQ inquiries or enforcement follow up.
- Assist the City in addressing any DEQ requests or comments related to the 2022 TMDL Implementation Plan.
- Assist the City with preparing for compliance with the new Willamette River TMDL for temperature when it is approved.
- Assist with questions and provides support related to SWMP, TIP and Monitoring Plan implementation.

**Deliverables** Deliverables for Phase 5 include the following:

- To be determined as requested by the City within budget limitations.

**Assumptions** Assumptions for Phase 6 include the following:

- BC and the City will agree to support activities and associated budget needed under Phase 5 via email communications.

### **Phase 6 Project Management**

**Objective** To oversee project schedule, scope, and budget and maintain communications with the City.



|                     |                                                                                                                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Activities</b>   | Activities budgeted under Phase 6 include: <ul style="list-style-type: none"><li>• Overall budget and schedule management</li><li>• Monthly invoicing with detailed progress reports</li></ul> |
| <b>Deliverables</b> | Monthly project progress reports with invoices.                                                                                                                                                |
| <b>Assumptions</b>  | The estimated project duration is 12 months.                                                                                                                                                   |

## Brown and Caldwell Fee

| Oregon City, City of (OR) -- Oregon City NPDES MS4 and TMDL Support 2024/2025 |                                                       |                      |                  |                     |                        |                           |            |                  |                     |                      |                     |               |
|-------------------------------------------------------------------------------|-------------------------------------------------------|----------------------|------------------|---------------------|------------------------|---------------------------|------------|------------------|---------------------|----------------------|---------------------|---------------|
|                                                                               |                                                       | Wieland,<br>Angela M | Bax,<br>Brittany | Reininga,<br>Krista | Gilmartin,<br>Shelby W | Jessica<br>Christofferson | Matt Davis | Pare,<br>Wendy M | Wilson,<br>Joanna B |                      |                     |               |
| Phase                                                                         | Description                                           |                      | PA               | PM                  |                        |                           |            |                  |                     | Total Labor<br>Hours | Total Labor<br>Cost | Total Cost    |
|                                                                               |                                                       | \$290                | \$107            | \$290               | \$160                  | \$226                     | \$335      | \$149            | \$149               |                      |                     |               |
| 001                                                                           | Annual Reporting Support                              | 8                    | 0                | 2                   | 0                      | 8                         | 0          | 4                | 0                   | 22                   | 5,304               | 5,304         |
| 002                                                                           | Meeting Attendance and Facilitation                   | 12                   | 0                | 12                  | 0                      | 0                         | 0          | 0                | 0                   | 24                   | 6,960               | 6,960         |
| 003                                                                           | BMP Sizing Tool Updates and Post Construction Support | 24                   | 0                | 32                  | 0                      | 0                         | 35         | 4                | 0                   | 95                   | 28,561              | 28,561        |
| 004                                                                           | Prepare for the 2026 Permit Renewal                   |                      |                  |                     |                        |                           |            |                  |                     |                      |                     |               |
|                                                                               | 4.1 MEP Statement                                     | 2                    | 0                | 16                  | 0                      | 0                         | 0          | 4                | 0                   | 22                   | 5,816               | 5,816         |
|                                                                               | 4.2 Prepare GIS Data for Pollutant Loads Work         | 4                    | 0                | 16                  | 32                     | 0                         | 0          | 0                | 0                   | 52                   | 10,920              | 10,920        |
|                                                                               | 4.3 Prepare a 303(d) Evaluation                       | 4                    | 0                | 16                  | 40                     | 0                         | 0          | 4                | 0                   | 64                   | 12,796              | 12,796        |
| 005                                                                           | General SWMP and TMDL Support                         | 16                   | 0                | 32                  | 0                      | 16                        | 0          | 0                | 0                   | 64                   | 17,536              | 17,536        |
| 006                                                                           | Project Management                                    | 2                    | 20               | 24                  | 0                      | 0                         | 0          | 0                | 16                  | 62                   | 12,064              | 12,064        |
|                                                                               | <b>TOTAL</b>                                          | <b>72</b>            | <b>20</b>        | <b>150</b>          | <b>72</b>              | <b>24</b>                 | <b>35</b>  | <b>16</b>        | <b>16</b>           | <b>405</b>           | <b>99,957</b>       | <b>99,957</b> |

Hours and dollars are rounded to nearest whole number.



# City of Oregon City, Oregon

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## National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System Discharge Permit

### **2022–2023 Annual Report**

*Prepared for the*

Oregon Department of Environmental Quality

December 1, 2023

*Assisted By:*



**CITY OF OREGON CITY**  
**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM**  
**MUNICIPAL STORMWATER SYSTEM ANNUAL REPORT**

**JULY 1, 2022 – JUNE 30, 2023**

I, the undersigned, hereby submit this National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater System Annual Report in accordance with NPDES Permit No. 101348. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person, or persons, who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

---

Vance Walker  
Public Works Operations Assistant Director  
City of Oregon City

Date





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## 1.0 INTRODUCTION

### 1.1 NPDES MS4 Permit Background and Permit Renewal

The Oregon Department of Environmental Quality (DEQ) regulates stormwater runoff from the City of Oregon City (City) through the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit (Permit) No. 101348, issued to Clackamas County and its co-permittees. Clackamas County co-permittees include the City of Oregon City along with the cities of Lake Oswego, Gladstone, West Linn, Milwaukie, Wilsonville, Happy Valley, Johnson City, and Rivergrove, the Oak Lodge Water Services District, Water Environment Services, and Clackamas County. Each co-permittee is a relatively small community, most having populations under 30,000 with some (Johnson City, Rivergrove) having populations significantly smaller.

This annual report bridges two effective permits. The City's effective NPDES MS4 Permit prior to October 1, 2021, was issued March 16, 2012, after a multi-year negotiation process with DEQ and an additional year-long delay related to an appeal. The 2012 Permit was not appealed, and thus maintains an effective date of March 16, 2012. The Permit expired on March 1, 2017, and the City submitted its Permit Renewal Application on February 27, 2017. The Permit Renewal Application required an evaluation of proposed program and Stormwater Management Plan (SWMP) modifications, development of Total Maximum Daily Load (TMDL) benchmarks, mapping, a maximum extent practicable (MEP) evaluation, updates to the City's environmental monitoring program, and an evaluation of proposed service area expansions and associated pollutant load estimates. The City's renewed NPDES MS4 Permit became effective on October 1, 2022.

Each co-permittee is required to submit an annual report, summarizing accomplishments and implementation of their individual SWMPs. This annual report documents stormwater management activities from July 1, 2022 to June 30, 2023 in conjunction with the City's 2012 and 2021 NPDES MS4 Permit. The **City's 2012 SWMP remains the effective NPDES MS4 program document for purposes of this annual report**. Oregon City submitted a new SWMP that reflect the requirements of the 2021 NPDES MS4 Permit in November, 2022. The DEQ accepted the new SWMP in March of 2023 and has confirmed that they will continue to measure goal based on 2012 Permit until reporting year 2023 – 2024.

### 1.2 Document Organization

The following table (Table 1) outlines the organization of this annual report document, with respect to the annual reporting requirements per Schedule B.5 of the City's Permit.

**Table 1: Summary of the NPDES MS4 Annual Report Requirements**

| Annual reporting requirement                                                                                                                                                                                                                                                             | Location in document                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| a) Status of implementing SWMP elements, including progress in meeting measurable goals.                                                                                                                                                                                                 | Appendix A                                   |
| b) Status of any public education effectiveness evaluation conducted during the reporting year, and a summary of how results were used in adaptive management.                                                                                                                           | Appendix A                                   |
| c) Summary of the adaptive management process implementation during the reporting year including new BMPs.                                                                                                                                                                               | Section 2.0                                  |
| d) Proposed changes to SWMP program elements to reduce TMDL pollutants to the MEP.                                                                                                                                                                                                       | Section 2.0                                  |
| e) A summary of total stormwater program expenditures and funding sources over the reporting fiscal year, and those anticipated in the next fiscal year.                                                                                                                                 | Section 3.0                                  |
| f) A summary of monitoring program results, including monitoring data that is accumulated throughout the reporting year.                                                                                                                                                                 | Section 4.0 & Appendix B                     |
| g) Any proposed modifications to the monitoring plan necessary to ensure that adequate data and information are collected to conduct stormwater program assessments.                                                                                                                     | Section 4.0                                  |
| h) A summary describing the number and nature of enforcement actions, inspections, and public education programs. <sup>a</sup>                                                                                                                                                           | Section 6.0 and Appendix A                   |
| i) An overview, as related to MS4 discharges, describing land use changes, UGB expansions, land annexations, and new development activities. The number of new post-construction permits issued and estimate of new and replaced impervious surface must also be included.               | Section 5.0                                  |
| j) A summary related to MS4 discharges describing concept planning or other activities in preparation of UGB expansions or land annexations.                                                                                                                                             | Section 5.0 and Appendix A                   |
| NA) Additional efforts conducted by the City.                                                                                                                                                                                                                                            | Section 6.0                                  |
| l) <b>Additional Annual Report requirements for 2023:</b> <ul style="list-style-type: none"> <li>• Low Impact Development (LID) Strategy</li> <li>• Construction Escalating Enforcement Procedures</li> <li>• Infrastructure Retrofit and Hydromodification Assessment Update</li> </ul> | Attachment D<br>Attachment E<br>Attachment F |

<sup>a</sup> Enforcement actions, inspections, and public education programs are included in the City's SWMP as BMPs, and are reported along with the status of implementing all components of the SWMP in Appendix A.

Each section of this report corresponds to the specific Permit requirements in Schedule B.5. This report emphasizes efforts and activities associated with individual Best Management Practices (BMPs) from the City's 2012 SWMP, as summarized in Appendix A.

The City's will be completing a four year look back survey as a replacement for the annual Willamette Basin TMDL Implementation Plan, an annual progress report.

## 2.0 ADAPTIVE MANAGEMENT PROCESS IMPLEMENTATION

### 2.1 Adaptive Management Program

In accordance with the issuance of the City's NPDES MS4 Permit (in 2012), the City was required to document their adaptive management approach to assess annually and modify, as necessary, existing and new SWMP components. The City submitted their approach to DEQ on November 1, 2012.

Historically, the City has implemented adaptive management principals to annually refine implementation methods and data collection activities in conjunction with their effective SWMP



and BMPs. More significant modifications to SWMP activities occur every 5 years, in conjunction with their Permit renewal application and updated Permit requirements. The City's submitted adaptive management approach is consistent with the City's historical approach for implementing adaptive management principals.

Annually, as the City completes their NPDES MS4 annual report, the City reviews SWMP implementation through BMP-specific measurable goals and tracking measures. The City collects data and feedback from staff responsible for implementing and reporting on each BMP to gauge whether implementation was deemed to be effective or whether there are suggested improvements to be made. Suggested adjustments to BMP implementation include consideration of resource availability, budget/ funding, and overall need.

Every 5 years, during the Permit renewal process and SWMP update effort, additional factors are considered as part of the City's overall adaptive management process. These factors include more detailed information related to BMP implementation, such as:

1. Whether technology or information is available that would help improve or refine BMPs,
2. How representative are the measurable goals and tracking measures to the BMP objective, and
3. Are resources available to make changes to the measurable goals and BMP objectives?

Additionally, at the end of the Permit term, technical investigations and studies completed over the Permit term are reviewed and used to help target and identify specific issues that need to be addressed to maintain waterbody health and help formulate BMP activities (measurable goals and tracking measures). During the 2012-2017 Permit term, such technical studies included a water quality trends analysis, pollutant load reduction evaluation, hydromodification assessment, and a retrofit assessment.

During the 2016-2017 Permit renewal application process, the City, with the assistance of a consultant, reviewed the adaptive management evaluation factors and the studies listed above. This information informed the City's MEP evaluation and proposed SWMP changes submitted as part of the Permit Renewal Application. Proposed program changes were categorized as an organizational change, a removed activity (due to completion), an implementation change (due to identified efficiencies and adjustments to internal processes and procedures), and a change due to consolidation of activities. An updated (2017) SWMP was also included, reflecting refinement of BMPs, measurable goals, and tracking measures, for use in future permit negotiations and reissuance. After the new Permit was issued in 2021 the city, with the help of a consultant, develop a new SWMP and submitted it in November of 2022 and was accepted by the DEQ in March of 2023. DEQ has confirmed that we are not expected to have implemented the New SWMP for this reporting term and therefore no adaptations have been made.

## **2.2 SWMP Updates for the 2021 – 2022 Reporting Year**

The 2022-2023 reporting year is the eleventh year in which the City's effective 2012 SWMP has been implemented. For the 2022-2023 Permit year, a new SWMP was produced with measurable goals and tracking measures, to reflect the new 2021 Permit and was accepted by the DEQ in March 2023.

## **2.3 Monitoring Plan Updates for the 2020 – 2021 Reporting Year**

As documented previously, the 2017 Comprehensive Clackamas County Stormwater Monitoring Plan (CCCSMP) is the effective monitoring plan for the City of Oregon City. The CCCSMP was updated in June of 2023 to reflect the new (2021) Permit monitoring requirements (Mercury, Pesticides, Dissolved Organic Carbon, & Alkalinity). The new requirements became effective July 1, 2023, and do not effect the reporting year of July 1<sup>st</sup>, 2022- June 30<sup>th</sup>, 2023.

### **3.0 SUMMARY OF PROGRAM EXPENDITURES**

A summary of the City of Oregon City's revenue and expenditures for the 2021–2022 fiscal year and a projection of the City's revenue and expenditures for the 2022–2023 fiscal year are provided in Table 2, below. Projection of expenditures is considered draft at this time.

**Table 2: Summary of Program Expenditures****Stormwater Fund (530)**

City of Oregon City

|                                          | Fiscal Year                                  |                                              |                                              |                                              |
|------------------------------------------|----------------------------------------------|----------------------------------------------|----------------------------------------------|----------------------------------------------|
|                                          | 2022<br>Audited<br>Actual                    | 2023<br>Unaudited<br>Actual                  | 2024<br>Adopted<br>Budget                    | 2025<br>Adopted<br>Budget                    |
| <b>Beginning Fund Balance</b>            | <b>\$ 2,613,635</b>                          | <b>\$ 3,032,621</b>                          | <b>\$ 2,955,400</b>                          | <b>\$ 1,748,800</b>                          |
| Stormwater Fee Rates (per EDU per month) | Rate = \$10.86 / \$11.72<br>8% rate increase | Rate = \$11.72 / \$12.66<br>8% rate increase | Rate = \$12.66 / \$13.68<br>8% rate increase | Rate = \$13.68 / \$14.77<br>8% rate increase |
| <b>Revenues</b>                          |                                              |                                              |                                              |                                              |
| Charges for Service                      | 3,298,450                                    | 3,455,046                                    | 3,900,700                                    | 4,254,800                                    |
| Intergovernmental                        | 17,065                                       | 10,566                                       | -                                            | -                                            |
| Interest Income                          | (7,179)                                      | 63,389                                       | 26,000                                       | 21,000                                       |
| Miscellaneous Income                     | -                                            | 30,269                                       | -                                            | -                                            |
| Erosion Control Permits                  | 29,345                                       | 19,759                                       | 20,000                                       | 20,000                                       |
| Project Management                       | 44,621                                       | 79,898                                       | 66,800                                       | 63,600                                       |
| <b>TOTAL Revenues</b>                    | <b>3,382,302</b>                             | <b>3,658,927</b>                             | <b>4,013,500</b>                             | <b>4,359,400</b>                             |
| <b>Expenditures</b>                      |                                              |                                              |                                              |                                              |
| Personnel Services                       | 1,265,833                                    | 1,191,933                                    | 1,460,300                                    | 1,547,500                                    |
| Materials & Services                     | 1,042,231                                    | 1,186,499                                    | 1,635,900                                    | 1,645,200                                    |
| Capital Outlay Totals                    | 213,770                                      | 493,581                                      | 1,670,500                                    | 1,590,000                                    |
| Debt Service                             | 1,482                                        | 1,481                                        | 1,400                                        | 1,500                                        |
| Total Transfers                          | 440,000                                      | 525,000                                      | 452,000                                      | 475,000                                      |
| <b>TOTAL Expenditures</b>                | <b>2,963,316</b>                             | <b>3,398,494</b>                             | <b>5,220,100</b>                             | <b>5,259,200</b>                             |
| <b>Change in Fund Balance</b>            | <b>418,986</b>                               | <b>260,433</b>                               | <b>(1,206,600)</b>                           | <b>(899,800)</b>                             |
| <b>Ending Fund Balance</b>               | <b>\$ 3,032,621</b>                          | <b>\$ 3,293,054</b>                          | <b>\$ 1,748,800</b>                          | <b>\$ 849,000</b>                            |
| <b>Capital Outlay - Details</b>          |                                              |                                              |                                              |                                              |
| Operations New Equip. >\$5000            | \$ -                                         | \$ -                                         | \$ 50,500                                    | \$ 5,000                                     |
| Capital Construction                     | 213,770                                      | 493,581                                      | 1,620,000                                    | 1,585,000                                    |
|                                          | \$ 213,770                                   | \$ 493,581                                   | \$ 1,670,500                                 | \$ 1,590,000                                 |
| <b>Transfers - Details</b>               |                                              |                                              |                                              |                                              |
| Transfer to Building Reserve             | \$ 300,000                                   | \$ 300,000                                   | \$ 200,000                                   | \$ 200,000                                   |
| Transfer to Equipment Replacement        | 140,000                                      | 225,000                                      | 252,000                                      | 275,000                                      |
|                                          | \$ 440,000                                   | \$ 525,000                                   | \$ 452,000                                   | \$ 475,000                                   |

Stormwater - NPDES MS4 Annual Report - FY 2023

## 4.0 MONITORING DATA

### 4.1 Development of the Comprehensive Clackamas County Stormwater Monitoring Plan (CCCSMP)

Per the 2004 NPDES MS4 Permit requirements (Schedule B), the City of Oregon City, along with Clackamas County and other co-permittees, was required to develop and implement a stormwater monitoring program. Given the effort associated with implementing an effective environmental monitoring program that adequately met all Permit requirements and objectives, Clackamas County (i.e., CCSD#1 and SWMACC) and six other co-permittees including the City of Oregon City agreed to consolidate efforts and prepare one comprehensive stormwater monitoring plan. This plan, called the Comprehensive Clackamas County Stormwater Monitoring Plan (CCCSMP) was prepared for submittal with the 2006 NPDES Permit Annual Compliance Reports. The CCCSMP was implemented beginning July 1, 2007, and minor editorial changes were made in 2008.

In conjunction with requirements of the 2012 NPDES MS4 Permit, the 2007-2008 CCCSMP was reviewed for consistency with revised monitoring objectives. Monitoring locations and frequencies were adjusted to reflect requirements of the 2012 Permit. Additional efforts related to mercury monitoring, pesticide monitoring, macroinvertebrate (biologic) monitoring, and geomorphic monitoring were added to the CCCSMP. A description of the proposed time-composite sampling methodology was included as an appendix to the CCCSMP. Additional information such as quality assurance procedures were also added in conjunction with Schedule B.2 of the 2023 Permit.

The updated (2022) CCCSMP was submitted to DEQ in March 2022. The CCCSMP was accepted by the DEQ and became effective July 1, 2023.

In 2016, the City, in collaboration with other co-permittees, participated in a series of workshops to propose modifications to the CCCSMP due to completion of monitoring obligations under the 2012 NPDES MS4 Permit. Modifications reflected completion of some select, one-time monitoring obligations under the 2012 Permit and refinement of monitoring locations, parameters, and activities based on information collected over the Permit term. Key modifications included the following:

- Inclusion of Oak Lodge Water Services District and the City of Wilsonville instream, stormwater, and biologic monitoring activities;
- Removal of mercury and pesticide monitoring activities, as those obligations have been met;
- Removal of biochemical oxygen demand (BOD) and total volatile solids (for co-permittees outside of the Tualatin basin) from the analyte list, because of the limited usefulness of the collected data to date;
- Adjustment of analytical methods and reporting limits based on consistency with Code of Federal Regulations (CFR) Title 40 and current laboratory capabilities;
- Adjustment of monitoring locations to ensure geographic distribution of data and to continue to inform trends analyses;
- Inclusion of routine instream sampling, in addition to targeted dry weather/wet weather instream sampling activities;
- Removal of Clackamas County Service District #1's (CCSD #1s) geomorphic monitoring activities from the Plan, as physical conditions are evaluated during biologic (macroinvertebrate) monitoring activities; and
- Minor editorial updates to improve clarity and consistency with current practices.

Per Schedule B.2.e of the Permit and 7.2 of the CCCSMP, the City and other CCCSMP participants submitted to DEQ a 30-day notice of the proposed CCCSMP modifications for the Department's review and approval on December 16, 2016. As no response was received from DEQ within 30 days, the proposed modifications were deemed approved without written approval. Implementation of the 2017 CCCSMP began July 1, 2017. For this reporting year (2022–2023), **the 2017 CCCSMP is the effective monitoring plan for the City of Oregon City until July 1, 2023.**

As described in the CCCSMP, the NPDES MS4 stormwater monitoring program requires two components. The first component is program monitoring, which involves the tracking and assessment of programmatic activities, as described in the individual permittees SWMP, through the use of performance indicators or metrics. Results of the program monitoring are reported in Appendix A as the annual tracking measures. The second component is environmental monitoring, which includes visual monitoring and the actual collection and analysis of samples. Visual monitoring efforts for the 2022–2023 reporting year included dry weather field screening, as described in the City's SWMP under the BMP 1-2: "Conduct Annual Dry Weather Field Screening." Results of the visual monitoring efforts are reported in Appendix A under the applicable BMP. Environmental monitoring also consists of instream sample collection and outfall sample collection, and the City's sampling efforts are outlined in more detail in Sections 4.2 and 4.3 and in the CCCSMP. Results of the instream and outfall sample collection efforts for this reporting year are provided in Appendix B.

#### **4.2 CCCSMP Updates and Modifications for the 2021–2022 Reporting Year**

The 2017-2018 reporting year was the first full year implementing the revised 2017 CCCSMP. There have been no updates or modifications to the 2017 CCCSMP.

In 2018, seven Clackamas County jurisdictions, including the cities of Gladstone, Lake Oswego, Milwaukie, Oregon City, West Linn, Wilsonville, and Oak Lodge participated in biological monitoring as is expected to be required during a future NPDES MS4 Permit period.

#### **4.3 Summary of Monitoring Data**

In accordance with the 2017 CCCSMP, Oregon City is required to conduct instream and outfall monitoring. Routine instream monitoring is required at six locations reflecting four tributaries to the Willamette River. Outfall monitoring is required at two outfall locations that discharge to the Clackamas River. Time-weighted composite (during storm events) and single grab samples are taken in accordance with the frequencies outlined in Table 3 below.

During the 2022-2023 monitoring year, the City of Oregon City collected all required outfall samples (three events at two sites) and instream samples (four events at six sites). Complete sampling results are summarized in Appendix B. The sampling results presented have been formatted to simplify the data review process.



**Table 3: 2021–2022 Oregon City Monitoring Locations and Required Frequencies**

| Site #                      | Location                                                      | Sample Type      | Required Frequency | Routine Sampling                              |
|-----------------------------|---------------------------------------------------------------|------------------|--------------------|-----------------------------------------------|
| <b>In-Stream Monitoring</b> |                                                               |                  |                    |                                               |
| OC010is                     | Abernethy Creek at 17082 Holly Ln (Holly Ln Bridge)           | Grab & Composite | 4/year             | Dry Weather (2/year) and Wet Weather (2/year) |
| OC011is                     | Abernethy Creek at 316 17th St (17th at railroad trestle)     | Grab & Composite | 4/year             | Dry Weather (2/year) and Wet Weather (2/year) |
| OC012is                     | Coffee Creek behind 415 S McLoughlin (outfall at Willamette)  | Grab & Composite | 4/year             | Dry Weather (2/year) and Wet Weather (2/year) |
| OC013is                     | Park Place Creek behind 13530 Redland Rd                      | Grab & Composite | 4/year             | Dry Weather (2/year) and Wet Weather (2/year) |
| OC014is                     | Singer Creek at the north end of Singer Creek Park (Linn Ave) | Grab & Composite | 4/year             | Dry Weather (2/year) and Wet Weather (2/year) |
| OC015is                     | Singer Creek 502 7th St (MH - 37138 located on Center St)     | Grab & Composite | 4/year             | Dry Weather (2/year) and Wet Weather (2/year) |
| <b>Outfall Monitoring</b>   |                                                               |                  |                    |                                               |
| OC006ofm                    | Clackamas River at O.C. Shopping Center                       | Composite        | 3/year             | Storm Event                                   |
| OC007ofm                    | Clackamas River at Clackamette Cove                           | Composite        | 3/year             | Storm Event                                   |

## 5.0 Overview of Planning and Land Use Changes, UGB Expansions and New Development Activities

### 5.1 Summary of Land-Use Changes and UGB Expansions

The following land use/ zoning changes and/or annexations were approved by the City between July 1, 2022, and June 30, 2023:

- Zone Changes:
  - None
- Annexations:
  - Rose Road Sewer Annexation – AN-22-0001 – 19024 Rose Road, 1.9 acres

### 5.2 Summary of Development Activities within the UGB

During the reporting year 2022 – 2023, there were 21 development applications (10 were constructed and placed in operation, 6 were permitted and are in some phase of construction or design and 5 were in the planning and plan review phase of development) reviewed and approved for compliance with water quality/water quantity standard. The projects that are completed and in operation included private detention chamber (2), private raingardens (4), public pond (1), private pond (5), miscellaneous roadside planters. Estimated drainage area related to development projects that commenced during the reporting year equals 57.91 acres.

There was one public improvement project (CIP), including a water quality and/or flow control project, for this reporting period. Details of these projects can be found in Appendix A

## 6.0 ADDITIONAL ACTIVITIES

The following stormwater-related activities occurred within the City and are not currently documented in Appendix A.

### BMP 4-5 – Ensure Municipal Staff Training in Stormwater Pollution Prevention

During this reporting year the Previous Water quality coordinator left the position and this tracking measure was neglected till the new water quality coordinator was hired in late January. The new water quality coordinator recorded 41 recorded stormwater staff meetings conducted during the 2022-2023 reporting period. Dates, topics, and attendees are summarized below in Table 4 on the next page.

**Table 4: Staff Meetings and Training**

2022-2023

| Date/Time      | Attendees                                                                            | BMP's /Topics                                                            | Items Discussed                                                                                    | Next Steps/Program                                                                  |
|----------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1/23/2023      | Marcos Kubow, Mallory Ott                                                            | Introduction to Stormwater Quality Coordinator position                  | Digital File location and Organization. Important Documents to review                              | Review important documents and orient self with file locations                      |
| 1/25 & 26/2023 | Marcos Kubow, Alex Shmilenko                                                         | Vegetated Stormwater Facilities - Training                               | Water quality and quantity BMPs, seasonal maintenance, inspection process, Plant ID, & compliance. | Application of knowledge through inspections and compliance reports.                |
| 1/31/2023      | Marcos Kubow, Mallory Ott                                                            | Temperature Total Maximum Daily Loads Replacements Informational Webinar | Timeline of implementation, defining principles of changes and why they are happening              | Implement changes in temperature TMDL in next permit cycle                          |
| 2/2/2023       | Marcos Kubow                                                                         | Water Quality Committee Meeting (ACWA)                                   | Indigenous Health inequality in LA(s) of toxins found in fish, PFAS awareness                      | IDK                                                                                 |
| 2/8/2023       | Marcos Kubow, Krista Reininga                                                        | NPDES MS4 - 101 presentation                                             | Orientation of NPDES MS4 Permit and how Brown & Caldwell assist with requirements                  | Scheduled next meeting to discuss budget allocations for upcoming permit deadlines. |
| 2/13/2023      | Marcos Kubow, Keri Handaly, Roy IWAI                                                 | RCCRs Meet and Greet                                                     | Introduction to regional coalition and Lawn campaign                                               | Meet next week to discuss becoming the new spokesperson for the Lawn campaign.      |
| 2/16/2023      | Marcos Kubow, John Lewis, Eric Hand, Planning director &, Natural resource committee | Protection and management of NROD sites                                  | NRCs involvement in NROD sites and the omission of water quality facilities from NROD regulations  | Trillium park Dr. project, site-cleanup. Youth groups adopting PWQFs                |
| 2/22/2023      | Marcos Kubow & RCCRs group                                                           | Diversity, Equity, and Inclusion                                         | Introduction to regional coalition members and what DEI means to them.                             | Continue dialogue and discuss DEI document structure.                               |

|           |                                                                |                                                     |                                                                                    |                                                                                              |
|-----------|----------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 3/1/2023  | Marcos Kubow, Vance Walker, Eric Hand, & Krista Reininga (B&C) | MS4 Consulting Budget                               | Discussion of 2023 deliverable & approximate help needed per deliverable           | Krista will follow-up with consulting budget projections for the next 2 fiscal years.        |
| 3/7/2023  | Operations Crew                                                | Monthly Safety Meeting                              | Spill response training video                                                      | Ensure video is training is completed once a year.                                           |
| 3/9/2023  | Tom Gaskill, Willow Mikels, Marcos Kubow, & Bea Cox            | 14120 Beemer Way: restoration project w/ GOCWC      | Restoration logistics and timeline                                                 | Follow-up with Willow and Tom on progress of project. Include outcome in annual report.      |
| 3/9/2023  | Marcos Kubow, Dante Posadas, John Burrell                      | EPSC manual and Code enforcement                    | Discussed relevance of current city addendum and escalating enforcement strategies | review current enforcement strategies and share comments with John.                          |
| 3/10/2023 | Marcos & Eric Hand                                             | Bi-monthly meeting                                  | MS4 Permit milestones and quarterly employee assessment                            | Develop agenda for reoccurring meeting and goal for each quarterly assessment.               |
| 3/13/2023 | Marcos & Portland's Green Street steward Coordinator           | Overview of program management and tracking methods | Pros and Con of voluntary stewardship and difficulties track work completed        | Explore other voluntary stewardship programs for more information on tracking and reporting. |
| 3/14/2023 | Marcos and ACWA                                                | Bi-monthly meeting                                  | Permit renewal and PFAS                                                            | Start renewal process early and expect delays                                                |
| 3/14/2023 | Marcos and Erik Nichols                                        | Beemer Way Outfall project                          | Project history and progress                                                       | support Erik during permit process.                                                          |
| 3/14/2023 | Marcos & GOCWC Board                                           | GOCWC March Board meeting                           | funding and future projects                                                        | Support Tom and Willow on the Washinton St. Project                                          |
| 3/15/2023 | Marcos & ACWA permit review team                               | Permit Language and permit member grievances        | Permit Language and permit member grievance                                        | Continue learning from the group at future meetings                                          |

|           |                                       |                                                                                |                                                                                                        |                                                                                        |
|-----------|---------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| 3/16/2023 | Marcos & Johnathan Waverly            | Tour of OC Park green infrastructure                                           | Plant survivorship and weed abatement                                                                  | Research funding and community partnerships that can foster healthy GI in Park systems |
| 3/21/2023 | Marcos & DEQ                          | DEQ Diversity, Equity, & Inclusion (DEI) webinar                               | DEI in the water quality workforce                                                                     | review language for exclusivity and find ways reach a more diverse community.          |
| 3/22/2023 | Marcos, John Lewis, Trillium Park HOA | Trillium Park Dr. Natural Area Enhancement Project                             | Discussed how to fund project and who is doing what                                                    | Meet with Perry from HOA board and pick a restoration site                             |
| 3/22/2023 | Marcos & RCCRS                        | Diversity, Equity, & Inclusion (DEI) webinar                                   | DEI in the water quality workforce                                                                     | review language for exclusivity and find ways reach a more diverse community.          |
| 3/23/2023 | Marcos ACWA GW/SW group               | MS4 vs WPCF UIC Permits                                                        | Language for UIC Permit is stressing treatment prior to injection                                      | Continue Dialogue and learn more about the requirement for a UIC permit.               |
| 4/6/2023  | Marcos ACWA GW/SW group               | Cause to contribute and IDDE                                                   | Interpretation of cause to contribute and SWMP approval                                                | Make sure all necessary documents are incorporated SWPPS prior to 01DEC23              |
| 4/19/2023 | Marcos & CRC Lawn Campaign Task Force | Methodology of Pre-screening interviews for lawn care intervention information | individuals Feelings behind lawn care and there knowledge coming into the conversation                 | Begin interview in mid May and use data to inform the chemical lawn intervention.      |
| 4/25/2023 | Marcos & Mallory                      | Education & Outreach (CCWF)                                                    | Green stormwater infrastructure basics; no weed-n-feed, no dumping, tell someone if you see something. | Find resources for swag to offer kids; pencils, stickers, key chains                   |
| 5/8/2023  | Marcos & GCOWC consultant             | Budget & scope of work                                                         | Met w/ Amy to discuss ways to utilize the funding for future projects                                  | Continue to encourage Park stream restoration and tree planting in green areas.        |



|           |                                 |                                               |                                                                                                                                                                            |                                                                                                                 |
|-----------|---------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 5/8/2023  | ACWA Education Committee        | Homelessness, QR codes, & Bi-lingual services | Discussed service center breaking ground in OC, use more QR, J&L Jaimen Translation services                                                                               | pick a document to translate, Put QR code on SCAP post-card, research "fathers heart" and "LoveOne" foundation. |
| 5/8/2023  | GOCWC Board                     | Strategic budget planning                     | Discussed ways to maximizes stakeholders interest and funding for future projects                                                                                          | Continue to support Tom Gaskill (GOCWC) and John Waverly (OCPW) in restoring our parks and streams.             |
| 5/9/2023  | Marcos & GOCWC Consulting agent | Temperature Total Maximum Daily Loads         | Abernathey Shade project and future Stream restoration projects.                                                                                                           | Increase collaboration between OC Park and GOCWC to maximize shading of greenspaces.                            |
| 5/11/2023 | Clack Co-Permittees             | Permit Language and timeline                  | Monitoring Plan Status (Are we ready to implement once approved?), Upcoming SWMP component submittals, Future meeting lead/coordination, SCAP update, Other/announcements. | Finalize pesticide monitoring plan                                                                              |
| 5/11/2023 | Marcos & Terry Bousha           | PWQF Operation and maintenance                | ICON Developers improper construction & corrective action                                                                                                                  | Red Flag ICON for future development and spread the word to neighboring cities                                  |
| 5/19/2023 | Marcos & Ian Ford               | Indu/Comm Facility pollution prevention       | Inspected Facility & discussed Hazardous waste disposal SOPs                                                                                                               | Per Owners request and A+ inspection I will look into re prioritizing the facility as Low risk.                 |
| 5/24/2023 | Marcos & Eric Hand              | Education & Outreach, Public involvement      | emerging pollutants, BMPs, outreach techniques                                                                                                                             | Follow-up with contacts made at summit, Implement new techniques learned at conference, sign up for next year.  |
| 5/31/2023 | Marcos & Renee Harber           | Education & Outreach                          | funding and future projects                                                                                                                                                | Stick with Brians Monnin plan for now and make adjustments as necessary                                         |

|           |                                       |                                                   |                                                                                  |                                                                                                                 |
|-----------|---------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 6/1/2023  | Marcos & ACWA GW committee            | UICs                                              | Permit Updates on underground injection                                          | OC has no UICs so this Committee may be an unnecessary cross training exercise                                  |
| 6/6/2023  | Marcos & Krista Reininga              | MS4 Permit and TMDL program support               | Timeline of 2022 SWMP acceptance & required deliverables for 1JUL22 - 30JUN      | Reschedule elected Officials presentation                                                                       |
| 6/12/2023 | Marcos, ACWA Committee, & DEQ         | Joint Stormwater and DEQ Annual reporting meeting | Discussed upcoming deliverables and flexibility in permit language.              | Work with Brown and Caldwell to complete Hydromodification and Retrofit assessments.                            |
| 6/14/2023 | Marcos Kubow                          | NEBC conference                                   | Green stormwater infrastructure Planning and emerging pollutants                 | Research Pros and cons of Off-site large scale water quality facilities.                                        |
| 6/14/2023 | Marcos, Dante posada, & Eric Hand     | Scattering Canyon water quality investigation     | Initial site assessment and plan for monitoring                                  | Finalize monitoring plan. Collect water samples for WQ analysis                                                 |
| 6/29/2023 | Marcos & CRC Lawn Campaign Task Force | Lawn care personality characterization            | discuss the results of community survey and two distinct lawn care personalities | pick a strategy to intercept the personalities and steer them away from excessive fertilization and herbicides. |

# **Appendix A**

## **Oregon City SWMP Implementation Status**

Key to Pollutant Symbols: A full circle (●) indicates the BMP is expected to address the parameter. An empty circle (○) indicates the BMP may be expected to address the parameter. A blank cell indicates that the effect of the BMP is unknown at this time or that the BMP is more administrative in nature and does not have an effect on pollutant removal.

#### Appendix A. Status of Implementing Components of Oregon City's 2012 Stormwater Management Plan (SWMP)

| BMP or activity                                                  | Addresse<br>s<br>bacteria? | Addresse<br>s<br>mercury? | Responsible<br>department | Measurable goals<br>(2022 SWMP)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Tracking measures<br>(2022 SWMP)                                                                                                                                                                                                                                              | Annual report information: tracking measure status,<br>Permit year 2023– 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Additional detail related to activities conducted                                                                                                                                                                                                                           |
|------------------------------------------------------------------|----------------------------|---------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Category A. Education and Outreach BMPs</b>                   |                            |                           |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                             |
| <b>BMP EO-1:</b><br>Education and<br>Outreach Program            | ○                          | ○                         | OCPW                      | <ul style="list-style-type: none"> <li>Include a water quality related article in each City newsletter, distributed to citizens three times per year.</li> <li>Periodically install signs near water quality structures and around the City promoting water quality.</li> <li>Seek out opportunities to partner with other agencies/jurisdictions/organizations to educate and promote watershed health and low impact development.</li> <li>Distribute an annual water quality report to Oregon City residents including stormwater educational information.</li> <li>Target outreach efforts to encourage pet waste clean-up at City parks and recreational areas.</li> </ul> | 1) Track the number, types, and topics of public educational materials distributed to the public annually.<br>2) Report any large-scale public educational campaigns initiated during a given year.<br>3) Track coordinated public outreach activities with other permittees. | 1) The following educational activities were conducted (see Appendix C for details): <ul style="list-style-type: none"> <li>A total of eight water quality-related articles were included in Trail News.</li> <li>OC participated in one special event, Children's Clean Water Festival, at Portland community college - 4/25/23, and promoted no event on the city website and social media outlets.</li> <li>The October 2021 utility bill included a message Only Rain Down the Drain.</li> <li>Mailed 15,608 postcards announcing availability of the Annual Water Quality Report on OC's website.</li> <li>Stormwater Banner Display at City Hall – 9/29/20221-10/13/20212, Pioneer Center - 10/13/20212-10/27/20212).</li> <li>Continued participation in regional Stormdrain Cleaning Assistance Program (SCAP) in 2022-2023 permit year.</li> </ul> 3) Coordinated efforts included: <ul style="list-style-type: none"> <li>Continued to sponsor the “Clean Water, It's Our Future” campaign via KPTV media outlets.</li> <li>Continued participation in the Coalition for Clean Rivers and Streams.</li> <li>Continued participation with other agencies to promote water quality education through Clackamas River Water Providers.</li> <li>Continued participation with Greater Oregon City Watershed Council</li> <li>Continued participation with Clackamas County Water Education Team</li> <li>Continued participation with Clackamas Community College Environmental Learning Center Advisory Team</li> <li>OC's sponsorship to the Environmental Learning Center at Clackamas Community College supports the following programs               <ul style="list-style-type: none"> <li>-Water industry career event - middle school &amp; high school</li> <li>-Watershed Health Field Trips to Environmental Learning Center – for 4<sup>th</sup> Graders in Oregon City School District</li> <li>-Wildlife and Water Friendly Gardens</li> <li>-Sponsor for Vegetated Stormwater Facilities – continuing education for adults</li> </ul> </li> </ul> Continued to sponsor the Down the River Clean Up event | OC continues to conduct catch basin marking and stenciling to increase public awareness. During this reporting period 147 catch basins were either stenciled with the message “Dump No Waste – Drains to Stream” or had “No Dumping, Drains to Waterway” markers installed. |
| <b>BMP EO-2:</b><br>Outreach to Elected<br>Officials             | ○                          | ○                         | OCPW                      | <ul style="list-style-type: none"> <li>Provide one presentation annually to Oregon City Council at a council meeting, work session, or planning retreat.</li> <li>Provide one presentation annually to Oregon City Planning Commission.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                              | 1) Track the dates of presentations.                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                             |
| <b>BMP EO-3:</b><br>Translate<br>Stormwater<br>Program Materials | ○                          | ○                         | OCPW and<br>Parks         | <ul style="list-style-type: none"> <li>Translate one stormwater educational material into Spanish each year.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1) Track the number and type of materials translated.                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                             |
| <b>Category B. Public Involvement and Participation BMPs</b>     |                            |                           |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                             |
| <b>BMP PI-1:</b><br>Stormwater<br>Program Website                | ○                          | ○                         |                           | <ul style="list-style-type: none"> <li>Update information on website in 2023.</li> <li>Conduct an annual website review to check for accuracy, working links, staff changes, new documents</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1) Track completion of annual website review checklist.                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                             |

## Appendix A. Status of Implementing Components of Oregon City's 2012 Stormwater Management Plan (SWMP)

| BMP or activity                                                   | Addresse<br>s<br>bacteria? | Addresse<br>s<br>mercury? | Responsible<br>department                           | Measurable goals<br>(2022 SWMP)                                                                                                                                                                                                                                                                                                                                                                                           | Tracking measures<br>(2022 SWMP)                                                                                                                                                                                                                                                                                                                                                                        | Annual report information: tracking measure status,<br>Permit year 2023– 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Additional detail related to activities conducted                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------|----------------------------|---------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                   |                            |                           |                                                     | and policy updates.                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| BMP PI-2:<br>Sponsored<br>Community<br>Stewardship<br>Opportunity | ○                          | ○                         |                                                     | <ul style="list-style-type: none"> <li>Sponsor at least one stewardship opportunity with the Coalition during the permit term.</li> </ul>                                                                                                                                                                                                                                                                                 | 1) Provide a summary of the stewardship activities conducted with the Coalition.                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| BMP PI-3:<br>Stewardship Catch<br>Basin Marking                   | ○                          | ○                         |                                                     | <ul style="list-style-type: none"> <li>Install or replace catch basin decals on 5 percent of catch basins each year.</li> <li>Sponsor at least one catch basin marking event for volunteers each year.</li> </ul>                                                                                                                                                                                                         | 1) Track the number of catch basin decals installed or replaced.<br>2) Track the number of catch basin marking events sponsored.                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Category C. Illicit Discharge Detection and Elimination           |                            |                           |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| BMP IL-1:<br>MS4 Mapping                                          |                            |                           |                                                     | <ul style="list-style-type: none"> <li>Create tracking system for illicit discharges and identified dry weather flows to track repeat illicit discharges over time in the MS4 map.</li> <li>Add municipal stormwater management facilities and privately owned stormwater management facilities to GIS database within one year of construction completion.</li> </ul>                                                    | 1) Track the number of municipal stormwater management facilities in the digital GIS inventory.<br>2) Track the number of privately owned stormwater management facilities in the digital GIS inventory.                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| BMP IL-2:<br>IDDE Ordinance                                       | ○                          | ○                         |                                                     | <ul style="list-style-type: none"> <li>Review OCMC enforcement code and identify changes (if needed) to implement escalating enforcement actions.</li> <li>Propose and adopt an IDDE ordinance to update OCMC 8.08 and the enforcement code that is consistent with the prohibitions and allowable discharges listed in Schedule A.1.d.</li> </ul>                                                                        | 1) Track progress on ordinance review and update.                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| BMP IL-3:<br>IDDE Program and<br>Enforcement                      | ○                          | ○                         | Oregon City<br>Public Works<br>Department<br>(OCPW) | <ul style="list-style-type: none"> <li>Operate spill reporting hotline and document calls received.</li> <li>Review, update, and implement updated Standard Operating Procedures (SOPs) for the (IDDE) Program for new permit requirements.</li> <li>Respond to all illicit discharge reports within the permit specified timeframes.</li> <li>Follow enforcement procedures for confirmed illicit discharges.</li> </ul> | 1) Track the status of documenting and updating the IDDE SOP.<br>2) Track the number of calls to spill reporting hotline.<br>3) Track the number, location, type of discharge, resolution, and enforcement action for any illicit discharge investigation conducted.                                                                                                                                    | 1) The IDDE SOP was updated on 7/29/16 (see BMP 1-2, item 5).<br>2) No illicit discharge investigations were deemed necessary as a result of annual dry weather field screening conducted during this reporting period.                                                                                                                                                                                                                                                                                                                  | 1) OC developed an IDDE SOP (effective date: November 1, 2012), in conjunction with other Clackamas County co-permittees. The SOP includes guidelines for identification and enforcement of illicit discharges.                                                                                                                                                                                                                                                                                 |
| BMP IL-4:<br>Dry Weather Field<br>Screening                       | ○                          | ○                         | OCPW                                                | <ul style="list-style-type: none"> <li>Review and update dry weather field screening prioritization criteria and identify a new list of priority screening sites by December 1, 2023.</li> </ul>                                                                                                                                                                                                                          | 1) Track the number and location of outfalls inspected annually.<br>2) Summarize inspection results and track the number and location of outfalls requiring monitoring and/or investigations.<br>3) Report the outcome and resolution of any investigation activities.<br>4) Report the outcome and resolution of any code enforcement actions.<br>5) Track the status of updating standard procedures. | 1) Nine outfalls were inspected as part of annual dry weather field screening activities.<br>2) All Outfall inspections were completed by 8/25/2022. Flow was observed at 1 of the outfalls; discharge was moderate and characterized as permissible.<br>3) N/A<br>4) N/A<br>5) On 7/29/16 OC updated the IDDE SOP that includes procedures for conducting dry weather field screening. Priority sites 1 and 2 were relocated to address staff safety concerns. One site was added (site 9) as a result of a reported illicit discharge. | 1) Dry weather screening was conducted at the following outfalls: <ol style="list-style-type: none"> <li>99E and 6th Street (manhole 33556): 12-inch</li> <li>427 Main Street (manhole 33558): 15-inch</li> <li>Abemethy Road at Tri-Lett: 15-inch</li> <li>Clackamas River Drive: 48-inch</li> <li>Metro Wetlands Pond: 48-inch</li> <li>Falcon Drive: 30-inch</li> <li>Berry Hill: 24-inch</li> <li>Beavercreek at Hwy 213: 24-inch</li> <li>Behind 1651 Beavercreek Road: 48-inch</li> </ol> |
| BMP IL-5:                                                         | ○                          | ○                         | Clackamas Fire                                      | <ul style="list-style-type: none"> <li>Investigate all spills and respond as necessary.</li> </ul>                                                                                                                                                                                                                                                                                                                        | 1) Track the number of spills reported to                                                                                                                                                                                                                                                                                                                                                               | 1) 3 spills were reported to OCPW during the 2022-2023 reporting period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## Appendix A. Status of Implementing Components of Oregon City's 2012 Stormwater Management Plan (SWMP)

| BMP or activity        | Addresse<br>s<br>bacteria? | Addresse<br>s<br>mercury? | Responsible<br>department                             | Measurable goals<br>(2022 SWMP)                                                        | Tracking measures<br>(2022 SWMP)                                                                                                                                                                                                       | Annual report information: tracking measure status,<br>Permit year 2023– 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Additional detail related to activities conducted |
|------------------------|----------------------------|---------------------------|-------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Spill Response Program |                            |                           | District #1<br>(Hazardous Materials Team)<br>and OCPW | <ul style="list-style-type: none"> <li>Report all qualifying spills to DEQ.</li> </ul> | <p>OCPW and DEQ.</p> <p>2) Track the responses to reported spills.</p> <p>3) Track the sources, causes, and types of discharges resulting from spill activities.</p> <p>4) Track any changes to the OC <i>Spill Response Plan</i>.</p> | <p>2) Responses were appropriate for each spill. See list below.</p> <p>3) One spill required DEQ reporting. These spills were from various causes, vehicle accidents, mechanical failure, illegal dumping &amp; ice storm.</p> <ul style="list-style-type: none"> <li>506 High St. – 0.5-gals paint dumped on sidewalk. Paint was cleaned up using absorbent material &amp; pads.</li> <li>High School Rd. &amp; Glen Oak Rd. 1 quart of used motor oil released to stormwater pond. Oil was removed using absorbent booms and pads. Reported to OERS.</li> <li>Washington St. &amp; 17<sup>th</sup> – Gravel spilled in roadway. Clean up performed with street sweeper.</li> </ul> |                                                   |

## Category D. Construction Site Runoff Control

|                                                             |   |   |      |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                         |  |   |
|-------------------------------------------------------------|---|---|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|
| BMP EC-1:<br>Erosion Control Ordinances                     | ● | ● | OCPW | <ul style="list-style-type: none"> <li>Review OCMC 17.47 to determine if any updates are needed.</li> <li>Propose and adopt EPSC code updates, if needed.</li> </ul>                                                                                                                                                                                            | 1) Track the status of reviewing and updating (if necessary) the EPSC related municipal code sections.                                                                                                                                                                                                                  |  |   |
| BMP EC-2:<br>Erosion Prevention and Sediment Control Manual | ● | ● | OCPW | <ul style="list-style-type: none"> <li>Adopt the updated Clackamas County EPSC manual with City-specific addendum.</li> </ul>                                                                                                                                                                                                                                   | 1) Track the status on updates to the EPSC Manual.                                                                                                                                                                                                                                                                      |  |   |
| BMP EC-3:<br>Plan Review and Permitting                     | ● | ● | OCPW | <ul style="list-style-type: none"> <li>Develop EPSC Plan Review checklist and post it to the SWMP document library.</li> <li>Review erosion control plans for all developments with greater than 1,000 square feet of land disturbance area for compliance with EPSC requirements.</li> <li>Refer applicable sites to DEQ 1200-C permitting process.</li> </ul> | <p>1) Track the status on development of EPSC plan review checklist.</p> <p>2) Track the number applications submitted, reviewed, and approved for construction.</p> <p>3) Track the number of sites referred for 1200-C permitting process.</p> <p>4) Track the number of erosion control permits issued annually.</p> |  | • |
| BMP EC-4:<br>Education for Construction Site Operators      | ● | ● |      | <ul style="list-style-type: none"> <li>Continue to provide OC's most currently adopted erosion control manual on the OC website.</li> <li>Continue to offer discounts on erosion control permits to contractors completing erosion control certification programs.</li> </ul>                                                                                   | 1) Track the number of contractors receiving a discount on erosion control permit fees.                                                                                                                                                                                                                                 |  |   |
| BMP EC-5:<br>Erosion Control Inspections                    | ● | ● |      | <ul style="list-style-type: none"> <li>Conduct a minimum of three erosion control inspections at each permitted site.</li> <li>Conduct appropriate enforcement activities for erosion control violations.</li> <li>Update and post the EPSC Site inspection protocol to the SWMP document library.</li> </ul>                                                   | <p>1) Track the status of updating the EPSC Site Inspection Protocol.</p> <p>2) Track the number of erosion control inspections conducted annually.</p> <p>3) Track the number of notices of non-compliance issued during inspections.</p>                                                                              |  |   |
| EC-6:<br>Enforcement                                        | ● | ● |      | <ul style="list-style-type: none"> <li>Develop/update EPSC Enforcement SOP.</li> <li>Issue notice of violations and appropriate penalties for non-compliant construction sites.</li> </ul>                                                                                                                                                                      | <p>1) Track the number of violations, follow-up inspections, and enforcement actions.</p> <p>2) Track the outcome of enforcement actions.</p>                                                                                                                                                                           |  |   |

## Category E. Post-Construction Site Runoff

|                              |   |   |                          |                                                                                                                                                    |                                                              |                                                                                                                                                                                              |  |
|------------------------------|---|---|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BMP PC-1:<br>Stormwater Code | ○ | ○ | OC Community Development | <ul style="list-style-type: none"> <li>Review OC's current/planned stormwater treatment and detention standards for compliance with new</li> </ul> | 1) Track the status of developing the technical review memo. | 1) Brown and Caldwell conducted a detailed review of the Oregon City Municipal Code (OMC) ( <i>revised January 31, 2023</i> ) Chapter 13.12–Stormwater Management, Chapter 17.47 Erosion and |  |
|------------------------------|---|---|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|



## Appendix A. Status of Implementing Components of Oregon City's 2012 Stormwater Management Plan (SWMP)

| BMP or activity                                                 | Addresse<br>s<br>bacteria? | Addresse<br>s<br>mercury? | Responsible<br>department   | Measurable goals<br>(2022 SWMP)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Tracking measures<br>(2022 SWMP)                                                                                                                                                                                                                                                                                                                    | Annual report information: tracking measure status,<br>Permit year 2023– 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Additional detail related to activities conducted |
|-----------------------------------------------------------------|----------------------------|---------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Review                                                          |                            |                           |                             | <ul style="list-style-type: none"> <li>NPDES MS4 permit language. Prepare a technical review memo to document findings.</li> <li>If needed, modify code and SWGDS to include additional water quality offset programs.</li> </ul>                                                                                                                                                                                                                                                                                                        | 2) Track any code/standards modifications made by ordinance.                                                                                                                                                                                                                                                                                        | <p><i>Sediment Control, and Chapter 1.20.090–Fines</i>, as well as Oregon City's <i>Stormwater and Grading Design Standards</i> (March 2020), to confirm documentation for each of the four major areas of compliance:</p> <ul style="list-style-type: none"> <li>Repeat violations</li> <li>Timelines for compliance</li> <li>Escalating enforcement</li> <li>Severity of the discharge</li> <li>Penalties and cost recovery</li> </ul> <p>2) It was determined that Severity of the discharge and Penalties &amp;and cost recovery are not properly addressed in any of the above documents.</p> |                                                   |
| BMP PC-2:<br>Low Impact<br>Development Code<br>Review           | ●                          | ●                         |                             | <ul style="list-style-type: none"> <li>Conduct LID Development Code Review and document findings in a technical review memo.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                  | 1) Track the status of the LID Development Code Review technical memo.                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |
| BMP PC-3:<br>Post-Construction<br>Plan Review and<br>Permitting | ●                          | ●                         |                             | <ul style="list-style-type: none"> <li>Review all new development and applicable redevelopment for conformance with current city stormwater standards and ordinances.</li> <li>Continue to enforce stormwater management standards in the OCMC and SWGDS.</li> </ul>                                                                                                                                                                                                                                                                     | 1) Number of development applications reviewed and approved for compliance with stormwater regulations.<br>2) Number, type, and drainage area of treatment facilities constructed annually.                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |
| BMP PC-4:<br>Private Facility<br>Maintenance                    | ●                          | ●                         |                             | <ul style="list-style-type: none"> <li>Require new private stormwater facilities to submit maintenance agreements to OC.</li> <li>Add all newly constructed private stormwater management facilities to the digital inventory with links to maintenance agreements.</li> <li>Mail annual maintenance reminders to inventoried private facility owners.</li> <li>Conduct annual inspections of 20 percent of private stormwater management facilities and send follow-up letters to private owners about required maintenance.</li> </ul> | 1) Track the number of maintenance agreements submitted to OC each year.<br>2) Track the number of private stormwater management facilities in the digital inventory.<br>3) Track the number of maintenance reminder letters mailed and returned each year.<br>4) Track the number of private facility maintenance inspections performed each year. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |
| BMP PC-5:<br>Public Facility<br>Maintenance                     | ●                          | ●                         | OC Community<br>Development | <ul style="list-style-type: none"> <li>Inspect 25% of public stormwater management facilities annually to identify maintenance needs.</li> <li>Maintain public structural control facilities in accordance with documented frequencies and procedures.</li> <li>Update the public structural control facility inventory as needed.</li> </ul>                                                                                                                                                                                            | 1) Track the number of public stormwater management facilities in the digital inventory.<br>2) Track the number of public structural facilities inspected and maintained.                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |
| Category F. Pollution Prevention for Municipal Operations       |                            |                           |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |
| BMP OM-1:<br>Catch Basin<br>Maintenance                         | ●                          | ●                         | OCPW                        | <ul style="list-style-type: none"> <li>Inspect at least 33% of the public catch basins annually.</li> <li>Schedule the repair, and replacement of catch basins as needed, based on inspections.</li> <li>Update the stormwater system map when discrepancies are found.</li> </ul>                                                                                                                                                                                                                                                       | 1) Track the percentage of total public catch basins inspected and/or maintained annually.<br>2) Track the number of catch basin replacements annually.<br>3) Track the number of public catch                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                   |

## Appendix A. Status of Implementing Components of Oregon City's 2012 Stormwater Management Plan (SWMP)

| BMP or activity                                                 | Addresse<br>s<br>bacteria? | Addresse<br>s<br>mercury? | Responsible<br>department | Measurable goals<br>(2022 SWMP)                                                                                                                                                                                                                                                                                                                                                                                                                      | Tracking measures<br>(2022 SWMP)                                                                                                                                                                                                                                                                    | Annual report information: tracking measure status,<br>Permit year 2023– 2024                                                                                                                              | Additional detail related to activities conducted                                                                                                                                                                                            |
|-----------------------------------------------------------------|----------------------------|---------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                 |                            |                           |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                      | basins in OC's catch basin inventory.                                                                                                                                                                                                                                                               |                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |
| BMP OM-2:<br>Municipal<br>Operations SOP                        | ○                          | ○                         | OCPW and<br>Parks         | <ul style="list-style-type: none"> <li>Complete SOP development and implementation.</li> </ul>                                                                                                                                                                                                                                                                                                                                                       | 1) Track the status of development and implementation of the updated SOP.                                                                                                                                                                                                                           |                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |
| BMP OM-3:<br>Winter Road<br>Maintenance                         | ○                          | ○                         | OCPW                      | <ul style="list-style-type: none"> <li>Continue current deicing operations to prevent stormwater pollution.</li> <li>Continue to research potential cost-effective reuse opportunities for deicing sand materials.</li> <li>Complete SOP development and implementation.</li> </ul>                                                                                                                                                                  | 1) Track dates of annual inspections and training related to deicing.<br>2) Track deicing quantities applied annually including number of events and general locations.                                                                                                                             |                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |
| BMP OM-4:<br>Litter Control                                     | ●                          | ○                         | OCPW                      | <ul style="list-style-type: none"> <li>Develop SOP for clean-up of abandoned campsites in public areas.</li> <li>Add standard litter control language to new event contracts and facility rental agreements.</li> </ul>                                                                                                                                                                                                                              | 1) Status of SOP for pollution prevention during campsite cleanup.<br>2) Status of updated linter control contract language.                                                                                                                                                                        |                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |
| BMP OM-5:<br>Pesticide and<br>Fertilizer Controls               |                            |                           | OCPW                      | <ul style="list-style-type: none"> <li>Develop SOP for pesticide and fertilizer storage, application and disposal.</li> <li>Include SOP in new contracts for landscape maintenance.</li> </ul>                                                                                                                                                                                                                                                       | 1) Track status of developing pesticide and fertilizer SOP.                                                                                                                                                                                                                                         |                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |
| Category G. Industrial and Commercial Facility BMPs             |                            |                           |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |
| BMP IC-1:<br>Industrial and<br>Commercial<br>Strategy           | ○                          | ○                         | OCPW                      | <ul style="list-style-type: none"> <li>Update Industrial/Commercial Facilities strategy with revised facility screening strategy, inspection processes, and documentation procedures.</li> <li>Develop database of industrial and commercial facilities with the potential for increased stormwater pollution.</li> </ul>                                                                                                                            | 1) Track the status of updating the Industrial/Commercial Facilities Strategy<br>2) Track the number of facilities referred for 1200-Z permits.                                                                                                                                                     |                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |
| BMP IC-2:<br>Industrial and<br>Commercial<br>Inspection Program | ○                          | ○                         | OCPW                      | <ul style="list-style-type: none"> <li>Investigate 20% of high priority businesses each year and document inspection results and follow-up actions.</li> </ul>                                                                                                                                                                                                                                                                                       | 1) Track the number of inspections conducted.<br>2) Track inspection results and follow-up actions.                                                                                                                                                                                                 | No new businesses were ranked with high priority this reporting year. 2 medium priority sites were inspected with one re-inspection required and 2 high priority sites were re-inspected for good measure. | 13896 Fir St., Macro Industries, confessed to dumping RO wastewater down the stormdrain. Business was required to redirect wastewater to the sanitary sewer. New dumping method was observed and approved by OCPW water quality coordinator. |
| Category H. Additional Program BMPs                             |                            |                           |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |
| BMP AP-1:<br>MS4 Staff Training                                 | ○                          | ○                         | OCPW                      | <ul style="list-style-type: none"> <li>Conduct municipal training for employees associated with stormwater management in OC.</li> <li>Coordinate with other Clackamas County co-permittees regarding regional water quality efforts.</li> <li>Participate in training and advisory committee opportunities available through state and local agencies and groups.</li> <li>Conduct regular stormwater staff meetings one or twice a year.</li> </ul> | 1) Track the number of employees receiving training in stormwater management annually.<br>2) Track OC staff participation in groups, committees, and organizations relevant to stormwater quality management.<br>3) Track regular stormwater staff meetings and staff attendance at those meetings. |                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |
| BMP AP-2:<br>Retrofit Progress<br>Report                        | ○                          | ○                         | OCPW                      | <ul style="list-style-type: none"> <li>Complete Retrofit Progress Report by December 1, 2023.</li> </ul>                                                                                                                                                                                                                                                                                                                                             | 1) Track the status of completing the Retrofit Progress Report.                                                                                                                                                                                                                                     |                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |
| BMP AP-3:<br>Hydromodification<br>Progress Report               | ○                          | ○                         | OCPW                      | <ul style="list-style-type: none"> <li>Complete the Hydromodification Progress Report by December 1, 2023.</li> </ul>                                                                                                                                                                                                                                                                                                                                | 1) Track the status of completing the Hydromodification Progress Report.                                                                                                                                                                                                                            |                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |

| Appendix A. Status of Implementing Components of Oregon City's 2012 Stormwater Management Plan (SWMP) |                            |                           |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                       |                                                                               |                                                   |
|-------------------------------------------------------------------------------------------------------|----------------------------|---------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------|
| BMP or activity                                                                                       | Addresse<br>s<br>bacteria? | Addresse<br>s<br>mercury? | Responsible<br>department | Measurable goals<br>(2022 SWMP)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Tracking measures<br>(2022 SWMP)                                                                                                      | Annual report information: tracking measure status,<br>Permit year 2023– 2024 | Additional detail related to activities conducted |
| BMP AP-4:<br>Hydromodification<br>Tracking Site Visits                                                | ○                          | ●                         | OCPW                      | <ul style="list-style-type: none"><li>Conduct site visits to hydromodification tracking sites and document with photos and tracking for each year.</li></ul>                                                                                                                                                                                                                                                                                                                                                                         | 1) Track the number of hydromodification tracking site visits conducted each year.                                                    |                                                                               |                                                   |
| BMP AP-5:<br>Permit Renewal<br>Package                                                                |                            |                           |                           | <ul style="list-style-type: none"><li>Complete 303(d) evaluation (due with permit renewal).</li><li>Complete TMDL Pollutant Load Reduction Evaluation (due with permit renewal).</li><li>Develop TMDL Benchmarks (due with permit renewal).</li><li>Outline proposed changes to the monitoring program (due with permit renewal).</li><li>Document service area expansions in 2025. Prepare a fiscal evaluation in 2025. Prepare updated maps in 2025.</li><li>Submit permit renewal application to DEQ by March 30, 2026.</li></ul> | 1) Track the status of completing the permit renewal package.                                                                         |                                                                               |                                                   |
| BMP AP-6:<br>Stormwater<br>Monitoring Program                                                         |                            |                           |                           | <ul style="list-style-type: none"><li>Conduct monitoring in accordance with the updated plan and report results annually.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                  | 1) Track the status of DEQ's approval of the City's updated Stormwater Monitoring Plan.<br>2) Track the status of monitoring results. |                                                                               |                                                   |

# **Appendix B**

## **Oregon City Monitoring Data**

# **Appendix C**

## **Public Education and Outreach Information**

**Public Education and Awareness Activities**  
**July 1, 2021 – June 30, 2023**

**Table 5: Summary of Activities**

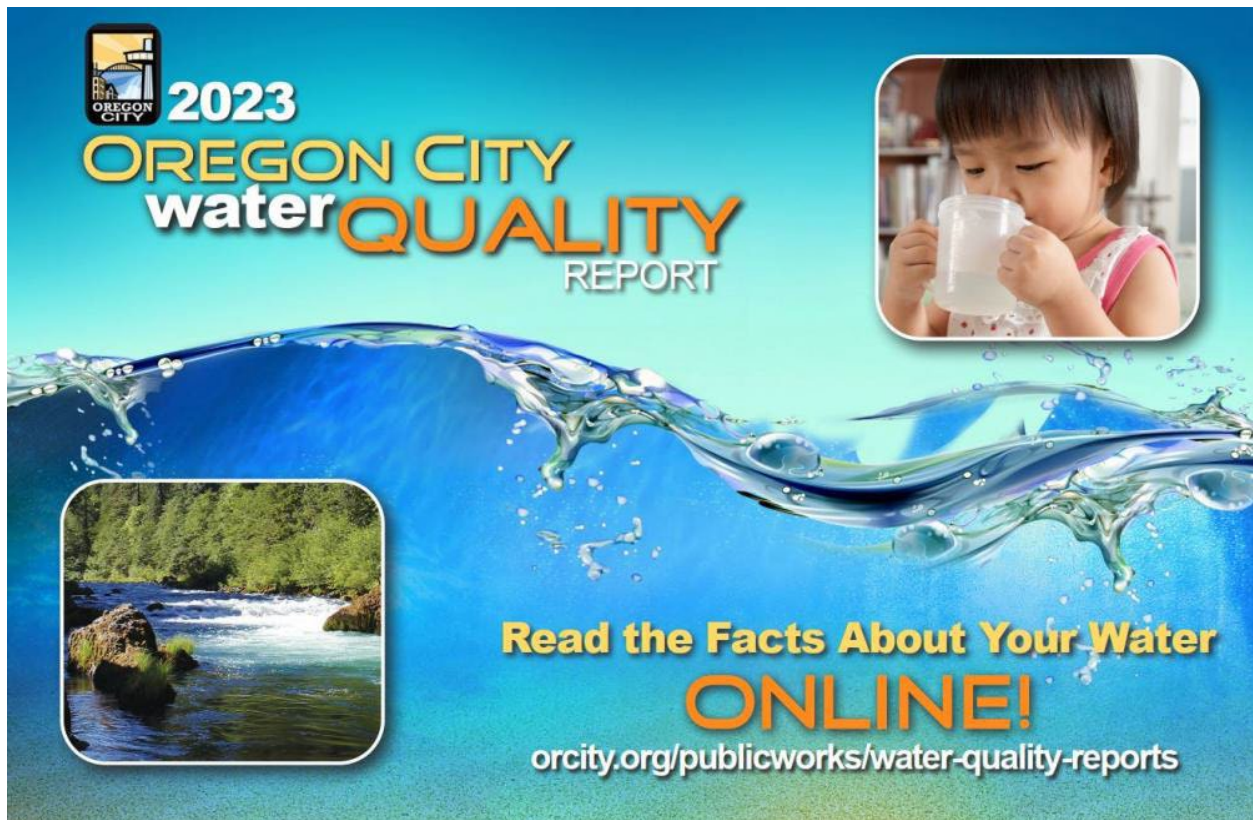
| Date                  | Event                                           | Location                                      | Contact Total                                     | Program/Subject                                                                                                            |
|-----------------------|-------------------------------------------------|-----------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 7/2022                | KPTV Public Service Announcements               | Portland Metro Area                           | General Public                                    | Lawn Tips, Car Wash Tips                                                                                                   |
| 8/2022 – 9/2022       | KPTV Public Service Announcements               | Portland Metro Area                           | General Public                                    | Water Conservation, Car Wash Tips                                                                                          |
| 9/2022                | Message on Utility Bill                         | Oregon City water customers                   | General Public                                    | Remember, Only Rain Down the Drain!                                                                                        |
| Fall 2021             | Trail News – Autumn                             | Oregon City Public Buildings and City website | All OC residents and general public               | What's your lawn style, Help Keep Stormdrains Cleared, River Access Trail Improvements, Dog Etiquette In Oregon City Parks |
| 10/2022               | KPTV Public Service Announcements               | Portland Metro Area                           | General Public                                    | Fall Lawn Care, Be Rain Ready                                                                                              |
| 10/2021               | Message on Utility Bill                         | Oregon City water customers                   | Oregon City water customers                       | Pick up after your pets! Go to <a href="https://theriverstartshere.org/">https://theriverstartshere.org/</a>               |
| 9/30/2022-10/12/2022  | Stormwater Banner Display at City Hall          | 625 Center St. Oregon City, OR                | Visitors and Staff at City Hall                   | Display featuring Oregon City's major streams; tips to improve water quality                                               |
| 10/13/2022-10/27/2022 | Stormwater Banner Display at the Pioneer Center | 615 5th St. Oregon City, OR                   | Visitors and Staff at City Hall                   | Display featuring Oregon City's major streams; tips to improve water quality                                               |
| 10/28/2022-10/14/2022 | Stormwater Banner Display at the Pioneer Center | 13895 Fir St., Oregon City, OR                | Oregon City Engineering and Operations Complex    | Display featuring Oregon City's major streams; tips to improve water quality                                               |
| Winter 2021           | Trail News – Winter                             | Oregon City Public Buildings and City website | All OC residents and general public               | OC Stormwater improvements (SWMP) SCAP saves catch basin owners \$\$ Scattering Canyon Project                             |
| 11/2022               | KPTV Public Service Announcements               | Portland Metro Area                           | General Public                                    | Fall Lawn Care, Be Rain Ready                                                                                              |
| 11/20/2021            | Tree Planting Event                             | North Oregon City Neighborhoods               | General Public – advertised in Trail News monthly | Friends of Trees tree planting event in the following neighborhoods: Barclay                                               |



| Enewsletter  |                                                                                                            |                                               |                                                          | Hills, Canemah, McLoughlin, Park Place, Rivercrest, and South End                                                                                                                                                                                                                                 |
|--------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12/2022      | KPTV Public Service Announcements                                                                          | Portland Metro Area                           | General Public                                           | Rain Ready, Sweep don't wash (winter maintenance)                                                                                                                                                                                                                                                 |
| January 2022 | Wildlife and Water Friendly Garden Series – Collaboration between OC and the Environmental Learning Center | Oregon City ENews letter                      | General Public                                           | Winter 2022, will see the return of our FREE Wildlife & Water Friendly Gardens workshop series, this time with a focus on meeting the challenges of changing climate conditions. Learn how to garden with less water, choose temperature resilient trees, install permeable hardscapes, and more! |
| Spring 2022  | Trail News – Spring                                                                                        | Oregon City Public Buildings and City website | All OC residents and general public                      | Stormwater treatment - how it impacts you                                                                                                                                                                                                                                                         |
| 1/2023       | KPTV Public Service Announcements                                                                          | Portland Metro Area                           | General Public                                           | Rain Ready, Sweep don't wash (winter maintenance)                                                                                                                                                                                                                                                 |
| 1/28/2023    | River Starts Here – Student Video Contest                                                                  | Social Media, OC Website                      | General Public – generated towards students, grades 9-12 | Student engagement in stormwater subjects which impact the students and/or communities                                                                                                                                                                                                            |
| 2/2023       | KPTV Public Service Announcements                                                                          | Portland Metro Area                           | General Public                                           | Rain Ready, Sweep don't wash (winter maintenance)                                                                                                                                                                                                                                                 |
| 3/2023       | KPTV Public Service Announcements                                                                          | Portland Metro Area                           | General Public                                           | Car Wash Tips, Sweep don't wash (winter maintenance)                                                                                                                                                                                                                                              |
| 4/2023       | KPTV Public Service Announcements                                                                          | Portland Metro Area                           | General Public                                           | Car Wash, Lawn Tips                                                                                                                                                                                                                                                                               |
| 5/3/2023     | Annual Water Quality Report                                                                                | N/A                                           | 15,540**, available on city website                      | Water Quality Information                                                                                                                                                                                                                                                                         |
| Summer 2023  | Trail News – Summer                                                                                        | Oregon City Public Buildings and City website | All OC residents and general public                      | S.a.f.e.r water for all<br>Help us improve water quality in OC                                                                                                                                                                                                                                    |
| 5/2023       | KPTV Public Service Announcements                                                                          | Portland Metro Area                           | General Public                                           | Car Wash, Lawn Tips                                                                                                                                                                                                                                                                               |
| 6/24/2023    | BMP IDDE Handout                                                                                           | Email                                         | Orion Garcia – Express Power Wash                        | Sent ACWA IDDE handout for pressure washing and surface cleaning for Mr. Garcia's new business                                                                                                                                                                                                    |

|           |                                                        |     |                                                                      |                                                                                                                     |
|-----------|--------------------------------------------------------|-----|----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 2021-2023 | Regional Coalition<br>for<br>Clean Rivers &<br>Streams | N/A | Metro area                                                           | Pollution prevention<br>messages via website and<br>social media                                                    |
| 2021-2023 | Clackamas River<br>Water Providers                     | N/A | Residents with the<br>Clackamas<br>River as drinking<br>water source | Various programs to promote<br>source water protection,<br>water<br>conservation, and water<br>quality<br>awareness |

**\*\*A postcard was mailed to each Oregon City utility customer announcing the on-line availability of the annual water quality report. Those with limited internet access were encouraged to request a printed copy of the report.**



**Figure 1: Photo on 20232 Annual Water Quality Report Postcard**  
<https://www.orcity.org/DocumentCenter/View/5856>

## II. Pressure Washing Informational Handout to Customer



Figure 2: ACWA IDDE Pressure Washing Informational Hand Out

## III. Stormwater Banner Display at City Hall:I – 9/29/2021-10/13/2021, Pioneer Center: - 10/13/2021-10/27/2021, & Oregon City Engineering and Operations Complex: 10/28/22 - 11/14/22

Visitors to City Hall (625 Center St) the Pioneer Center (615 5th St), & Oregon City Engineering and Operations Complex (13895 Fir St). Customers visiting these three facilities, Pioneer Center (as well as city staff, could view our stormwater banner display featuring Oregon City's largest basins and streams. Included are the following suggestions to prevent stormwater runoff pollution and to improve water quality:

- Never dump anything down storm drains or into streams
- Sweep driveways and patios clean instead of hosing them down
- Repair your vehicles if they are leaking oil, antifreeze, or other fluids
- Take your car to a car wash, or wash it on the lawn instead of the driveway
- Minimize your use of fertilizers and pesticides; consider going organic
- Plant native trees and shrubs; if you have a stream flowing through your property streamside plantings will help reduce the temperature of the water
- Pick up after your pet

The banner includes contact information for the Greater Oregon City Watershed Council and how to obtain additional information about Oregon City's Stormwater Management Plan.

**IV. Clackamas River Water Providers – ongoing throughout the year**

Oregon City, through its association with South Fork Water Board, partners with other agencies that use the Clackamas

River for potable water, to promote source water protection and water conservation. Programs include water quality monitoring and a pesticide outreach program. For specific information, and to read their annual report, visit the CRWP website at [www.clackamasproviders.org](http://www.clackamasproviders.org).

**V. The Oregon City Website – ongoing throughout the year**

A wide variety of information pertaining to stormwater, water quality, and Oregon City's NPDES MS4 permit is available to the public at [www.orcity.org](http://www.orcity.org).



## Social Media Posts

**Oregon City - City Hall**  
Published by Hootsuite · October 21, 2022 ·

**2022 Comprehensive Clackamas County Stormwater Monitoring Plan |** The City of Oregon City is seeking public comments on the updated 2022 Comprehensive Clackamas County Stormwater Monitoring Plan (CCCSMP).

This Plan was developed on behalf of 10 [Clackamas County, Oregon](#) jurisdictions, and documents environmental monitoring activities that the City of Oregon City will conduct to address requirements of Oregon City's Phase I National Pollutant Discharge Elimination System (NPDES) stormwater permit. The Phase I NPDES stormwater permit is in place to protect and improve receiving water quality throughout Clackamas County. The Plan describes the monitoring objectives, locations, pollutant parameters, and monitoring procedures and protocols.

Please review the draft document at <http://www.oregoncity.org/.../2022-comprehensive-clackamas...>, and submit your questions or comments via the webform by November 19, 2022.

The Plan will be finalized in consideration of public comments and submitted to the Oregon Department of Environmental Quality for review and approval.



3 likes      3 shares



## Oregon City - City Hall

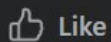
Published by Jarrod Lyman · August 25 ·

Oregon City's Stormwater and Street Departments will be closing Pearl St & Eluria St for some stormwater repairs and paving. The closure will be from Monday, Aug 28 through Friday, Sept 8 from 7:30 am – 4 pm. The map indicates the detour route.



6

15 comments



Like



Comment



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**Oregon City - City Hall**

Published by Hootsuite · September 29, 2022 ·

...

**Comments Needed on the City of Oregon City's 2022 Stormwater Management Plan**

Oregon City has been working to update the 2022 Stormwater Management Plan (SWMP). The SWMP describes activities implemented to comply with the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit. The SWMP outlines best management practices that the City will conduct to protect water quality and prevent and reduce stormwater pollution to the maximum extent practicable.

The draft SWMP has been updated by the City to complete a condition of the City's NPDES MS4 permit and is posted on the City's website for public review for the next 30 calendar days. Comments will be collected through October 31, 2022 for consideration and incorporation into the finalized SWMP.

Please review the draft document at [www.oregoncity.org/publicworks/2022-stormwater-management-plan](http://www.oregoncity.org/publicworks/2022-stormwater-management-plan) and submit your questions or comments by October 31, 2022.

The final version of the SWMP will be submitted to the Department of Environmental Quality by December 1, 2022.



## **Collaboration with Other Agencies**

### **VI. Clackamas River Water Providers – ongoing throughout the year**

Oregon City, through its association with South Fork Water Board, partners with other agencies that use the Clackamas

River for potable water, to promote source water protection and water conservation. Programs include water quality monitoring and a pesticide outreach program. For specific information, and to read their annual report, visit the CRWP website at [www.clackamasproviders.org](http://www.clackamasproviders.org). “Clean Water, It’s Our Future” Campaign on KPTV Chanel 12 on Television and Website (<https://www.kptv.com/water/>)

Oregon City continues to partner with other agencies in the Portland metro area in sponsoring public education messaging via KPTV media outlets. The campaign identifies simple things that can be done to keep our rivers and streams healthy. The following topics were highlighted on their website, social media, and television during the 2020-2021 campaign:

- Reducing stress while gardening
- Car maintenance
- Water friendly weed control
- Clean gutters and storm drains
- Fall lawn tips
- Clean driveways

### **VII. Regional Coalition for Clean Rivers and Streams**

Oregon City is one of the Clean River Partners of Clackamas County. As such, the city continues to support the effort, along with other agencies in the Portland metro area, to educate the public about the impact of stormwater runoff pollution on the health of our rivers and streams. For specific information about the current campaign – The River Starts Here – visit the Coalition website at <http://theriverstartshere.org/>.

### **VIII. The Environmental Learning Center at Clackamas Community College**

Oregon City has begun a partnership with the Environmental Learning Center (ELC) at Clackamas Community College (CCC) to fund Watershed Health Program Activities for all age groups ranging from Preschool Programs to adults and continuing professional education.

## **Appendix D**

# **LID Strategy & Municipal code barrier technical review memorandum**



# **Oregon City Low Impact Development (LID) Strategy**

December 1, 2023

## Section 1: Introduction/Background

Schedule A.3.e.ii of the NPDES MS4 Permit (Permit) requires co-permittees by December 1, 2023, to “review and update or develop and begin implementation of a strategy to require to the maximum extent feasible, the use of Low Impact Development (LID) and Green Infrastructure (GI) design, planning and engineering strategies intended to minimize effective impervious area or surfaces, and reduce the volume of stormwater discharge and the discharge of pollutants in stormwater runoff from development and redevelopment projects”. The permit requires the co-permittees to document this strategy in the subsequent annual report and incorporate or reference the strategy in the SWMP Document after completion and DEQ approval. The purpose of this document is to summarize the City’s current LID strategy to meet these permit requirements.

## Section 2: Oregon City’s Stormwater Design Standards

To address the previous 2012 iteration of the Clackamas Group’s MS4 NPDES permit, the City undertook a significant effort to develop a Stormwater Grading and Design Manual (Manual). The purpose of the manual was to address permit requirements to: prioritize low impact development/green infrastructure, optimize on-site retention, and target predevelopment hydrologic functions as much as practical. The manual was completed in 2015, and since that time, these objectives have been addressed for both new and re-development activities in the City. Since 2015, as the manual has been implemented, additional refinements were made using an adaptive management approach. The latest version of the Manual is dated 2020. The City’s strategy, as documented in the manual, is to prioritize LID/GI.

## Section 3: Oregon City’s LID Strategy

The City’s 2020 Manual continues to include requirements for developers to provide both flow control and water quality treatment. Flow control is addressed by requiring either retention of the 10-year storm, or peak flow duration matching for flows that are considered to have the greatest potential for hydromodification impacts (i.e., 42% of the 2-year peak flow to the 10-year peak flow). Water quality is addressed by requiring treatment of a design storm representing 80% of average annual runoff. As stated in Section 1.3 of the Manual, infiltration is the preferred method to address the stormwater runoff for meeting water quality and flow control requirements.

Prior to designing stormwater management facilities, developers are required to conduct a Site Assessment and prepare a Preliminary Design Submittal (Section 2 of the Manual). The purpose of this requirement (as stated in Section 2.1 of the Manual) is to ensure that the physical attributes of the development site are reviewed before placing manmade structures such as streets, parking lots, and buildings. This is meant to optimize site design of stormwater management techniques and sensitive areas protection, and to reduce or eliminate potential conflicts between site development elements and required stormwater management systems. The site assessment includes review of topography, soils, seasonal high groundwater, infiltration rates, site hydrology, natural features, downstream conveyance, existing vegetation, vegetated buffers, land use and zoning. Applicants are required to address the following four objectives in the Site Plan (Manual Section 2.2.3):

- Preserve Existing Resources
- Minimize Site Disturbance
- Minimize Soil Compaction
- Minimize Imperviousness

These objectives are all considered to be LID design techniques.

Given suitable site and soil conditions, the City requires that the stormwater management strategy prioritize infiltration of stormwater runoff to recharge groundwater and mimic predevelopment hydrologic conditions.

Following Site Assessment, the City requires the design of stormwater management to address the flow control and water quality treatment requirements for the remaining runoff (Manual Chapter 4). In meeting the flow control and water quality requirements, the City requires a Stormwater Management Hierarchy to be used in selecting the applicant's proposed stormwater management strategy. Applicants must demonstrate that the strategies higher on the hierarchy are not feasible before selecting a lower-level strategy for stormwater management. To move from one level to the next, the applicant must demonstrate that the proposed development site has one or more of the physical limitations listed in the Manual (Manual Section 2.2.4.1). The Stormwater management hierarchy is included in the Manual and reproduced for convenience in Figure 1 below.



**Figure 1. Stormwater Management Strategy Hierarchy**

*Source: Figure 2-2. Stormwater Grading and Design Manual*

All levels in the stormwater management hierarchy require the use of LID facilities. Level 1 on-site retention is required for sites with infiltration rates of 2 inches per hour or greater. Level 2 is required for sites with design infiltration rates between 0.5 and 2.0 inches per hour. For Level 2, LID facilities are required to be designed with infiltration as the primary means of flow control. For Level 2 sites with design infiltration rates less than 0.5 inches per hour, the LID facility will require an underdrain connected to a flow control structure.



Approved LID stormwater management facilities are defined in Chapter 4 of the Manual. As provided in Chapter 4, LID facilities are the preferred strategy to meet the stormwater management requirements for water quality treatment and flow control. The following types of facilities are listed as those that can be used to meet these standards:

- Stormwater planters (infiltration and filtration)
- Rain Gardens (infiltration and filtration)
- Vegetated Swales (infiltration and filtration)
- Detention Ponds (infiltration and filtration)

Manufactured treatment technologies are not allowed for public projects, and, for private projects, they are only allowed for constrained sites where full implementation of LID facilities is not technically feasible.

#### **Section 4: Summary**

In summary, since 2015 Oregon City's LID strategy has been to require upfront site planning that emphasizes LID design techniques, and to implement a hierarchy of stormwater management strategies that require LID, GI and infiltration to the maximum extent feasible.

# Appendix E

## Construction Escalating Enforcement SOP



# Appendix F

## Infrastructure Retrofit & Hydromodification Assessment Update





# **Oregon City Infrastructure Retrofit and Hydromodification Assessment Update**

December 1, 2023



## Section 1: Introduction/Background

In Oregon City's (City's) previous 2012 Phase 1 National Pollutant Discharge Elimination System (NPDES) municipal separate storm sewer system (MS4) permit (Permit), Schedule A.5 required the City to conduct a hydromodification assessment to examine hydromodification impacts related to MS4 discharges, including erosion, sedimentation, and alteration to stormwater flow, volume, and duration that may cause or contribute to water quality degradation. The report was required to *"identify strategies and priorities for preventing or reducing hydromodification impacts related to the co-permittees MS4 discharges and identify or develop effective tools to reduce hydromodification"*. The report was required for submittal to DEQ by July 1, 2015.

Also included in the 2012 Permit, in Schedule A.6., was a requirement to develop a stormwater quality retrofit strategy that applied to developed areas that were identified as impacting water quality, and that were identified as underserved or lacking stormwater controls. The plan was required to include *"a retrofit control measure project or approach priority list, including rationale, identification and map of potential stormwater retrofit locations where appropriate, and an estimated timeline and cost for implementation of each project or approach."* As with the Hydromodification Assessment, this plan was also due to DEQ by July 1, 2015.

Schedule A.3.h. of the City's current 2021 NPDES MS4 Permit requires co-permittees by December 1, 2023, to *"consider the impacts of policy, capital improvements, and retrofit projects on MS4 discharges to receiving waters, considering the goals and proposed actions described in the previous permit's Hydromodification Assessment and Stormwater Retrofit Strategy reports"* (i.e., the 2015 submittals).

Specifically, co-permittees are required to prepare *"an assessment of any outcomes related to the Hydromodification Assessment and Stormwater Retrofit Strategy Reports."* This documented assessment is required to include the following:

- A. *An assessment of how the Hydromodification Assessment and Stormwater Retrofit Strategy have been used, considered, or implemented since the time the reports were completed;*
- B. *Progress toward or completion of projects identified in the Retrofit Strategy priority list, and a qualitative assessment of the benefits of those projects;*
- C. *Description of any further actions taken as a result of the Hydromodification Assessment, and a rationale for those actions since the writing of the reports;*
- D. *Narrative describing progress toward addressing gaps in the hydromodification information or data related to waterbodies within the co-permittees' jurisdiction as identified in the Hydromodification Assessment; and,*
- E. *New goals, tools, priorities, and planned or potential projects for addressing ongoing hydromodification and/or water quality impacts resulting from historical development/infrastructure, and for improving retrofit planning, considering information gathered in the time since the completion of the reports.*

The Permit requires the City to document this assessment in the third annual report (i.e., the 2023 annual report) as an appendix or subsection. This documented assessment was prepared to fulfill this requirement and is being included as an appendix to the 2023 annual report.

Section 2 of this assessment provides a summary of the previous retrofit strategy, progress made since the strategy was submitted in 2015, and goals for moving forward. Section 3 of this assessment provides a summary of the previous hydromodification assessment, progress made since the assessment was submitted in 2015, and goals for moving forward. Section 4 provides an overall summary.

## Section 2: 2015 Retrofit Strategy Summary

### 1. What was included in the Retrofit Strategy and how has it been used, considered, or implemented since 2015?

The City's 2015 retrofit strategy objectives were to: reduce pollutants of concern and reduce hydromodification impacts. To address these objectives, the strategy included the following:

- ✓ Update the Oregon City Stormwater Master Plan – The City committed to developing an updated stormwater master plan to replace the previous 1988 plan. One of the main objectives of developing an updated master plan was to provide an evaluation and inventory of proposed capital improvement projects (CIPs) to address water quality. This included a review of existing flood control facilities for retrofit opportunities to also address water quality, and it included an identification of potential opportunities for new water quality facilities. Another objective of the master plan was to develop and include CIPs to address problems identified in the City's hydromodification assessment.
- ✓ Incorporate Stormwater Treatment Measures into Transportation/Road Improvement Projects When Feasible – A continuing strategy for the City was to provide stormwater treatment elements with road improvement projects. Examples of these types of projects began in 2007 and included the Beavercreek Road Improvement Project (2007, stormwater planters), 10<sup>th</sup> Street Project (2008, stormwater planters), Warner-Milne Road Project (2010, raingarden), and the McLoughlin Boulevard Enhancement Project, Phase 2 (2015, water quality swales). This element of the strategy stated that newer projects implemented since the City's stormwater design standards were updated in 2015, will adhere to the standards to emphasize low impact development practices, source controls and to address hydromodification through flow duration matching. The purpose of this element of the strategy was to commit to continuing with these types of projects as road project opportunities arise.
- ✓ Investigate Treatment Retrofit Opportunities on City-owned Properties - This element of the City's strategy was to incorporate retrofit opportunities on City-owned properties when opportunities arise. Potential examples listed included: 1) working with the Greater Oregon City Watershed Council to construct a water quality swale to improve conditions in the "Scatter Canyon" area of the Mountain View Cemetery which flows into Newell Creek (this was also identified as a project to address a hydromodification issue); and 2) incorporating water quality retrofits into upcoming improvement projects to municipal buildings (e.g., the Public Safety Building and the Public Works Operations Center).

Since 2015, the City has been using the strategy to implement water quality retrofit projects. The status of project implementation is provided in Section 2, Item 2.

### 2. What progress has been made toward completion of projects identified in the Retrofit Strategy, and what have been the benefits of those projects?

The following retrofit projects have been completed since 2015 to implement the retrofit strategy:

- ✓ Update the Oregon City Stormwater Master Plan: The City met their commitment to develop an updated stormwater master plan. The Stormwater Master Plan was updated in 2019 and adopted by Ordinance 19-1014 on March 18, 2020, being effective on April 17, 2020. The updated stormwater master plan includes a water quality/retrofit assessment (Section 5 of the Master Plan). The City's overall recommended CIP list in the master plan includes a total of 12 CIPs. Six of these CIPs include water quality enhancement including the following:
  - Oregon City Shopping Center treatment facility for discharges to Clackamette Cove.



- South End Road Stormwater Improvements (to include potential water quality enhancements),
- Pebble Beach Pond Retrofit (retrofit pond to provide water quality treatment),
- Coffee Creek Stream Restoration,
- Scattering Canyon Stormwater Improvement (stream restoration and water quality enhancement), and,
- Newell Canyon Outfall Assessment (assess outfalls to address problems associated with erosion and downcutting).

Of the six water quality CIPs, the Scattering Canyon Stormwater Improvement project, and the Newell Canyon Outfall Assessment were implemented (as described in Section 3, Item 3) given that these projects are retrofit projects that also address hydromodification impacts. The Newell Canyon Outfall Assessment resulted in the identification of a CIP need to restore ravine located at the downstream end of an outfall at Beemer Way. This Beemer Way Outfall project was completed in August of 2023, and is also described in Section 3, Item 3.

✓ **Incorporate Stormwater Treatment Measures into Transportation/Road Improvement Projects When Feasible:**

- While many roadside stormwater facilities have been constructed in Oregon City since 2015, these facilities were associated with new development projects and not classified as retrofits.

✓ **Investigate Treatment Retrofit Opportunities on City-owned Properties:** The following retrofit projects were constructed on City-owned properties.

- Oregon City Operations Complex - Rain gardens and stormwater planters were constructed to treat 50,135 square ft drainage area.
- Carnegie Library Expansion - One vegetated planter was constructed treating 14,500 sf.
- Mountain View Cemetery, Scattering Canyon – An outfall stabilization and water quality facility was constructed to address a significant instream erosion problem. The outfall drains an area of approximately 33.5 acres. See Section 3, Item 3 for a description of this project.

In terms of benefits of the projects, the master plan project enabled the City to evaluate the storm system City-wide to identify and prioritize water quality projects and provide a roadmap for capital project implementation. The Scatter Canyon and Beemer Way Outfall projects have been implemented and are addressing identified stream erosion issues and preventing significant sediment discharges. In addition, an additional approximately 64,000 sf of previously untreated impervious surface on City-owned property is now being treated with green water quality facilities.

**3. What are the new goals, tools, priorities, and planned or potential projects for improving retrofit planning to address water quality impacts resulting from historical development/infrastructure?**

No Stormwater Master Plan projects or road improvement projects including stormwater quality treatment facilities are planned for implementation in the next biennium.

### Section 3: 2015 Hydromodification Assessment Summary

**1. Were there any identified gaps in the hydromodification information or data related to waterbodies within the City's jurisdiction and, if so, what progress has been made in addressing gaps?**

The field assessment that was conducted for the City's 2015 hydromodification assessment prioritized urbanized areas of the Abernethy Creek watershed, including the Newell Creek subbasin. In terms of any gaps, the assessment indicated that it would be beneficial for future hydromodification evaluations to include the investigation of additional areas including tributaries to Beaver Creek (Caufield, Mud, and Central Point basins). The purpose of the additional investigations would be to look for hydromodification indicators and identify potential in-stream capital project locations to address issues as identified. It was suggested that these investigations could potentially be conducted as part of the City's upcoming stormwater master plan and that data collected from the City's ongoing water quality and macroinvertebrate sampling could also be used to inform hydromodification project priorities. In 2016, as part of the City's stormwater master plan update, field evaluations were conducted to expand and enhance the 2015 hydromodification assessment results and address gaps. Locations for the 2016 field assessment were selected based on known problem areas, annual problem area monitoring sites, and locations throughout the Beaver Creek tributary subbasins that were not evaluated in 2015. Field visits to the tributaries of Beaver Creek showed that the channels downstream of large residential developments appeared to be stable and preserved in their natural states and that hydromodification did not appear to be occurring in these areas. Newer development in these areas had been designed with required water quality and flow control facilities that appeared to be protecting the integrity of the tributaries and natural systems.

**2. What were the results of the Hydromodification Assessment and how has it been used, considered or implemented since 2015?**

The 2015 hydromodification assessment conducted by the City included a desktop GIS assessment of watershed conditions, a field assessment, a review of existing planning documents to identify whether current land use policy and development standards were adequate to protect against further impacts, and an evaluation of planning documents and watershed studies to identify projects that will restore impacted channels or help manage stormwater runoff to better mimic historical conditions.

Results of the assessment included the following recommended programs and projects:

- Data collection and data gaps – As mentioned above, a recommendation was made to conduct further field assessments of the Beaver Creek tributaries to address gaps from the 2015 field assessment.
- Develop an updated Stormwater Master Plan – This recommendation included support for updating the City's stormwater master plan and for including capital projects to address identified hydromodification issues.
- Monitor problem areas – Annual inspections were recommended to monitor known problem areas and proposed capital project locations.
- Capital projects – Four potential capital projects were proposed to carry forward for consideration in the update of the City's stormwater master plan.

The recommendations from the hydromodification assessment were considered and incorporated into stormwater master planning efforts. The City's stormwater master plan was finalized in 2019.

3. What further actions have been taken as a result of the Hydromodification Assessment, and what was the rationale for those actions?

The following actions were taken to address the recommendations that resulted from the 2015 hydromodification assessment that are listed above.

- Data collection and data gaps – As described above, an additional field assessment was conducted in 2016 to assess the Beaver Creek system for potential hydromodification issues.
- Develop an updated Stormwater Master Plan – The City updated their stormwater master plan and included consideration of hydromodification issues and projects in the update of the plan. As a result, capital projects were recommended (see item 4 below).
- Monitor problem areas – Visual inspections were conducted at outfall locations.
- Capital projects – Twelve capital projects were prioritized for implementation in the City's updated Stormwater Master Plan. Three of the projects implemented to address hydromodification issues are as follows:

- **Scattering Canyon Stormwater Improvement:** The Scattering Canyon Stormwater Improvement project was proposed to address a identified hydromodification impacts (erosion/downcutting) occurring at an outfall location on a tributary to Newell Creek in the Mountain View Cemetery property. The creek was experiencing hydromodification in the form of severe channel incision and erosion near the outfall. This project was included in the master plan and construction of the project was completed in 2022. The project includes a pollution control manhole and 16 check dam structures that direct water quality flow to a treatment swale controlling flow and reducing erosive energy. Large boulders and vegetation were placed near the existing outfall to prevent further incision. Multiple boulder check dams were installed in the swale for flow control to reduce erosive energy.
- **Newell Canyon Outfall Assessment:** The area around Newell Creek, commonly referred to as Newell Canyon, has several locations where erosion, bank sloughing, and landslides have occurred during and following storm events. The canyon is largely protected from development because of Metro ownership and protections. However, prior development of the drainage area contributing to Newell Canyon has resulted in some degradation of the natural systems. Newell Canyon has been established as a problem area that is characterized by steep slopes, erodible soils, and numerous stormwater outfalls and small drainage tributaries. The development in this watershed is generally lacking stormwater management facilities. The combination of development without flow controls and highly erodible soils has resulted in observed stream incision, erosion at the outfalls, and severely altered stream channels. Newell Canyon hillsides have also experienced sloughing and small landslides, though those problems cannot be attributed solely to stormwater runoff. Newell Creek has some areas of severe downcutting and incision in the upper reaches of the creek but lower reaches of the creek through the base of the canyon seem to be well preserved. Stream surveys and site visits in 2015 and 2016 documented areas where stormwater outfalls showed noticeable degradation. Outfalls showed visible increases in erosion and degradation over the course of 12 months. There is concern that ongoing degradation may lead to more significant bank and hillside stability problems.

The project proposed in the master plan was to conduct further study to evaluate the outfalls in the Newell Canyon area. This would include conducting a widespread outfall assessment to evaluate stormwater outfalls, identify significant problem locations, and develop concept plans to stabilize degrading systems. This outfall assessment was completed in 2022 and included inspection of 17 sites. As a result of the inspections, a new project to restore and outfall was identified for implementation at Beemer Way. This project is described in the following paragraph.

- **Beemer Way Outfall Project:** Due to the nature of the Beemer Way Outfall, the ravine had started to deteriorate, and the side slopes had started to erode. The City identified this outfall as a near term project in 2022 and begin working on a design to repair the outfall, stabilize the slopes and provide mitigation plantings within the ravine. The City worked with multiple government agencies including the US Army Corps of Engineers, Department of State Lands, and the Department of Environmental Quality. The ravine was regraded to remove the perched outfall and to repair and armor the eroded slopes. A new concrete headwall was constructed with a stoned swale that reduces the energy and velocity of the stormwater discharge. Native plant species were also included in areas impacted by the work. The project was completed in August, 2023. The City plans to continue to monitor this outfall and provide maintenance as needed.

**4. What are the City's new goals, tools, priorities, and planned or potential projects for addressing ongoing hydromodification?**

The City will continue to implement projects from the Stormwater Master Plan as budget and resources allow. The City will also continue to implement the Oregon City Stormwater and Grading Standards for private development and public infrastructure projects. These standards require rigorous flow duration matching requirements to prevent hydromodification impacts to streams from new and redevelopment.

The City also plans to follow up with minor maintenance activities and observations for the Newell Canyon outfalls, and will expend outfall evaluations to other parts of the City.

**Section 4: Summary**

In summary, since the 2015 Retrofit Strategy and Hydromodification Assessments were conducted, the City accomplished some significant efforts toward identifying and implementing projects to address these issues. Two of the efforts were planning efforts including: 1) development of a Stormwater Master Plan to identify capital projects including those that address water quality issues; and 2) completion of field assessments of the Beaver Creek and Newell Canyon areas to identify project needs for addressing hydromodification impacts. As a result of these assessments/plans, two significant projects were designed and constructed including the \$542,000 Scatter Canyon outfall/stream stabilization and water quality facility, and the \$310,000 Beemer Way outfall project. Both of these hydromodification related projects are also considered as system retrofits. In addition, rain gardens and planters were constructed in association with the Oregon City Operations Complex and the Carnegie Library Expansion providing treatment for previously untreated drainage areas. The City will continue to implement projects from the Stormwater Master Plan as resources allow.

# **Appendix G**

## **Scattering Canyon IDDE Investigation**

# SCATTERING CANYON WATER QUALITY INVESTIGATION



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## Introduction

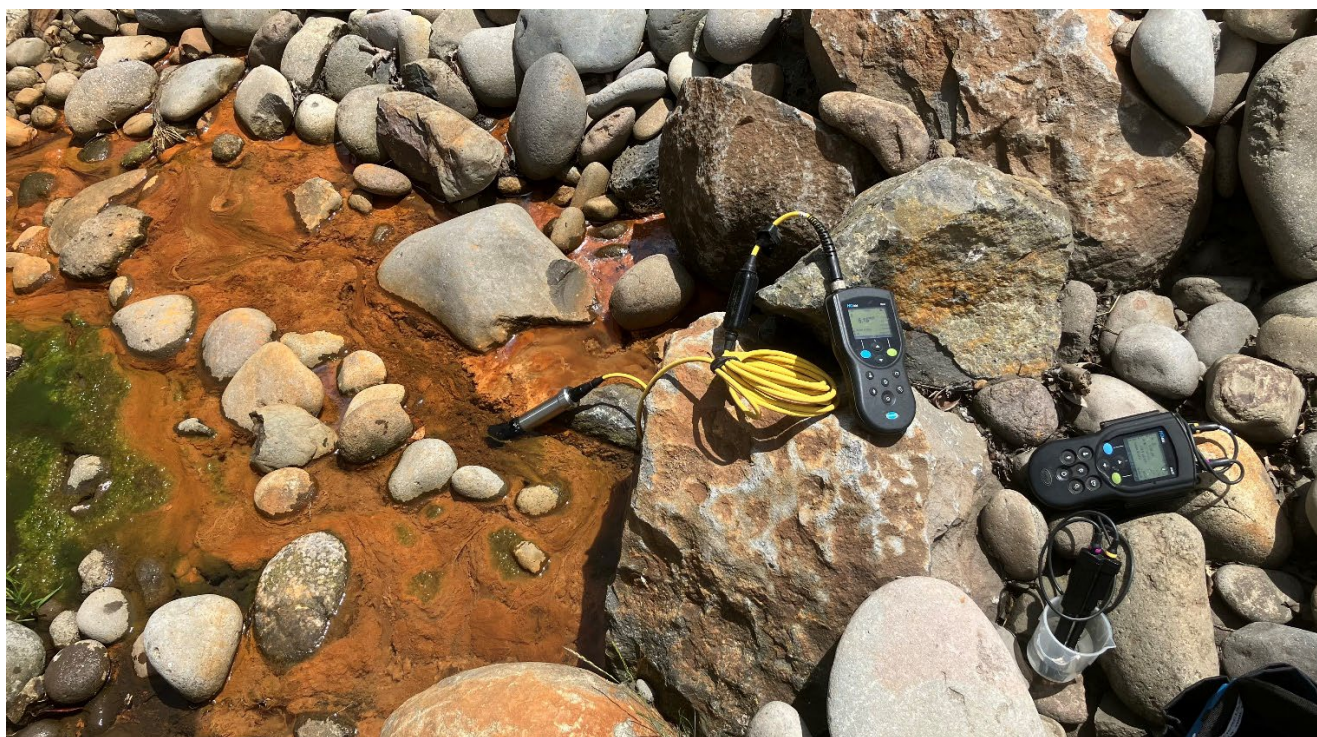
Scattering Canyon is a capital improvement project designed to address a hydraulically impaired stream reported in the City's 2015-Hydrmodification assessment. The site is in the Southeast of Oregon City's "Mountainview cemetery" within the Newell basin (SCI - Appendix A). In August of 2022 contaminated soil was discovered at the beginning of construction (Figure 1). Oregon city contracted Farallon Consulting to investigate the contamination and prepare a lab report for DEQ. Trace amounts of Diesel, Oil, & Gasoline were found in the soil, but nothing was found in the water samples. A mitigation plan was developed and implemented by Oregon city involving excavation of the contaminated soil, lining the affected area, and backfill with clean soil (SCI - Appendix B).



**Figure 2 images of initial contamination (top) and excavated soil (bottom) discovered in August of 2022. DEQ was satisfied with the mitigation plan and approved the completion of construction.**

## Friday, June 16<sup>th</sup>, 2023

A city employee discovered some concerning visual evidence that the newly constructed Stormwater quality facility was contaminated (Figure 2). Preliminary stream survey was conducted the same day with a Dissolved Oxygen (DO) Hatch - HQ30d - Flexi meter with an LDO probe, a Hatch - HQ40d - Multi meter with a Conductivity, and pH (IntelliCAL™ pH PHC101) probes (Figure 2). The second outfall and temperature were not measured at this point, but the contamination did not appear to be leaving the system (Table 1).



**Figure 3 Photo captured June 16, 2023, documenting discoloration and sheen. The rusty brown plume with a sheen on top is presumed to be oxidation of Iron and Manganese supported by the drop in pH and dissolved oxygen (location 2, Table 2). DO meter (left) pH & Conductivity (right).**

**Table 1 Preliminary Stream Survey: field probe-measurements sampled at 4 initial points (points 1, 2, 3, & 5)(appendix A). Sample point “4” was establish once a monitoring plan for the investigation was created (appendix C). All sample points were measured in triplicate, starting upstream and working downstream 1-5, three times (n=3).**

| <b>Sample Location<br/>(Appendix A)</b> | <b>pH</b>       | <b>Conductivity<br/><math>\mu\text{S}</math></b> | <b>DO (mg/L)</b> | <b>Conductivity<br/>(<math>\mu\text{S}</math>)</b> |
|-----------------------------------------|-----------------|--------------------------------------------------|------------------|----------------------------------------------------|
| 1                                       | $7.17 \pm 0.01$ | $108.80 \pm 53.09$                               | $9.42 \pm 0.05$  | $108.80 \pm 53.09$                                 |
| 2                                       | $6.69 \pm 0.05$ | $103.47 \pm 4.83$                                | $5.72 \pm 0.41$  | $103.47 \pm 4.83$                                  |
| 3                                       | $6.91 \pm 0.04$ | $99.70 \pm 2.45$                                 | $8.43 \pm 0.04$  | $99.70 \pm 2.45$                                   |
| 5                                       | $7.03 \pm 0.07$ | $96.37 \pm 15.01$                                | $8.97 \pm 0.03$  | $96.37 \pm 15.01$                                  |

The rainfall was less than 0.1 inches 37 days prior to June 16<sup>th</sup> (May 10<sup>th</sup> – June 16<sup>th</sup>), and the total precipitation for May was less than 1 inch. A total of 5.35 inches of rainfall was observed during the month April, with an average of 0.18 inches per day. Similar measurements were observed for the month of March (4.24” total, 0.14” day<sup>-1</sup>). We speculated that the contaminated soil was leaching into the facility since the completion of construction and is only visible now that the flow is less than in the spring. Precipitation data was collected from the Portland international Airport weather station via wundergroun.com.



After reviewing the lab report (Appendix B), and the result from the field probes (Table 1) the plume was considered a non-emergency. No contaminants were detected in the initial water samples (August, 2022), and the preliminary probe measurements (June 16<sup>th</sup>, 2023), were within standards of water quality for point-source discharges.

Sampling bottles were ordered from Apex on June 16<sup>th</sup>, 2023 to conduct an official stream survey on the water quality facility including the second outfall (location 4, SCI - Appendix A) and temperature (Table 2). Water samples were collected at points 2 and 5 (SCI - Appendix A), to measure for same analytes measured in water during original contamination assessment (Deisel range organics, Gasoline range organics, VOCs (full list), PCBs, & RCRA metals).

### **Sunday, June 18<sup>th</sup>, 2023**

0.98 inches of rainfall was observed over the course of a 24-hour period. Much of the plume washed away in the storm. No water quality BMPs were deemed necessary since the pH and DO appear to return to acceptable levels downstream (sample point 5, Table 1) and no contamination was observed in the water samples of the initial Lab report (Appendix B).

### **Tuesday, June 20<sup>th</sup>, 2023**

A Monitoring Plan was drafted in the morning and sample containers were picked up from APEX Lab, but the plume had been washed away from the facility. A second set of field measurements were collected instead (Table 2), and bottles were reserved for if the plume returned to the facility. Temperature was collected from the DO meter and all meters were calibrated, same day, prior to sampling.

**Table 2 Second preliminary stream investigation. Sample point “4” was created to ensure that point 2 is the only source of contamination. All sample points were measured in triplicate, starting upstream and working downstream 1-5, three times (n=3).**

| Sample Location<br>(Appendix A) | pH              | Conductivity<br>( $\mu$ S) | DO (mg/L)       | Temperature<br>(°C) |
|---------------------------------|-----------------|----------------------------|-----------------|---------------------|
| 1                               | 6.91 $\pm$ 0.06 | 81.47 $\pm$ 1.19           | 9.21 $\pm$ 0.10 | 17.5 $\pm$ 0.1      |
| 2                               | 6.66 $\pm$ 0.01 | 122.03 $\pm$ 21.71         | 5.24 $\pm$ 0.17 | 16.5 $\pm$ 0.1      |
| 3                               | 6.89 $\pm$ 0.03 | 95.73 $\pm$ 0.05           | 8.20 $\pm$ 0.06 | 16.1 $\pm$ 0.7      |
| 4                               | 7.19 $\pm$ 0.05 | 93.87 $\pm$ 0.61           | 9.67 $\pm$ 0.07 | 15.9 $\pm$ 0.6      |
| 5                               | 7.09 $\pm$ 0.04 | 97.47 $\pm$ 2.20           | 8.97 $\pm$ 0.10 | 15.7 $\pm$ 0.2      |

### **Wednesday, June 28<sup>th</sup>, 2023**

An official stream investigation was conducted including water samples of the plume and the facility outlet (Table 3). Samples were collected and delivered to the Lab within 2 hours of collection time. Results determine whether DEQ must be informed prior to Annual MS4 report.

**Table 3 Official stream investigation during Plume. All sample points were measured in triplicate, starting upstream and working downstream 1-5 (n=3).**

| Sample Location (Appendix A) | pH              | Conductivity ( $\mu$ S) | DO (mg/L)       | Temperature ( $^{\circ}$ C) |
|------------------------------|-----------------|-------------------------|-----------------|-----------------------------|
| 1                            | 7.06 $\pm$ 0.27 | 116.97 $\pm$ 35.62      | 6.94 $\pm$ 2.73 | 17.8 $\pm$ 0.8              |
| 2                            | 6.81 $\pm$ 0.05 | 151.87 $\pm$ 21.91      | 4.10 $\pm$ 0.88 | 17.4 $\pm$ 0.1              |
| 3                            | 7.05 $\pm$ 0.18 | 110.67 $\pm$ 26.63      | 7.78 $\pm$ 2.30 | 16.5 $\pm$ 0.8              |
| 4                            | 7.18 $\pm$ 0.01 | 99.35 $\pm$ 0.14        | 9.21 $\pm$ 0.01 | 16.1 $\pm$ 0.1              |
| 5                            | 7.18 $\pm$ 0.1  | 99.23 $\pm$ 0.68        | 9.12 $\pm$ 0.01 | 16.1 $\pm$ 0.1              |

Field probe measurements continue to measure within range of current water quality standards for the City of Oregon City. Results should arrive within 7-10 business days.

#### **Thursday, July 13<sup>th</sup>, 2023**

The water samples results tested positive for Chloroform (a member of the THM family); both at the site of the plume (OCSC 2) and at the facility outlet (OCSC 5). The concentration was greatest at OCSC 2 and dropped by approximately 50% at OCSC 5, both concentrations were an order of magnitude less than the drinking water limits (0.08 mg/L), [1 ppm = 1 mg/L]. Given the dilute nature of the observed plume Oregon City does not see a reason to alert the DEQ.

**Table 4 Results of water samples collected at OCSC 2 & 5 only detected chloroform in the Lab report (appendix D)**

| Sample Site | Chloroform (mg/L) | Reading Limit | LO <sub>50</sub>    | Source         |
|-------------|-------------------|---------------|---------------------|----------------|
| OCSC 2      | 0.00638           | 0.001         | 0.1 mg/L            | Drinking Water |
| OCSC 5      | 0.00355           | 0.001         | 1.24mg/L – 28.9mg/L | Stream         |

After talking it over with Mallory Ott (Water Quality Coordinator – Drinking) on Friday, July 14<sup>th</sup>, We have concluded that the chloroform is not leaching from contaminated soil. We believe the Chloroform is occurring from the breakdown of Chlorine in drinking water. Mountainview Cemetery is irrigated daily, and the liner is preventing the chlorinated drinking water from infiltrating into the soil. As the H<sub>2</sub>O evaporates the chlorine remains and reacts with the soil causing the oxidation plume. Since the Chloroform concentration in water samples were so low and were not detected in the initial soil and water samples during construction, I am certain that there is no leaking occurring from the liner that was installed. The Water quality structure is doing its job and preventing pollution from entering the stream to the maximum extent practicable.



# Scattering Canyon Capital Improvement Project Site



**Legend**

Street Names

Streams

- Above Ground
- Below Ground

Contours (2 ft)

- 10 foot
- 2 foot

Contours (10 ft)

- 50 foot
- 10 foot

Storm Inlets

- OC
- Private
- County

Sampling point

- 1 - Outfall A
- 2 - Central Point
- 3 - Down stream
- 4 - Outfall B
- 5 - Facility Outlet

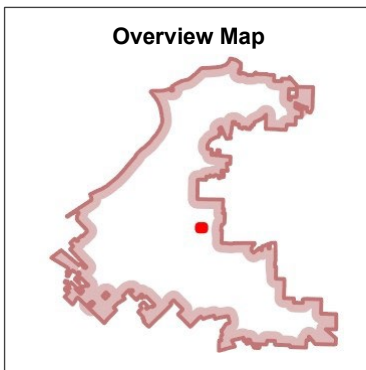
Site of suspected contamination

**Notes**

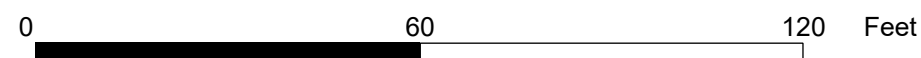
Water samples were collected at points 2 and 5, measuring for same analytes measured in water during construction:

(Deisel range organics, Gasoline range organics, VOCs (full list), PCBs, & RCRA metals).

All other points will only measure pH, Conductivity, DO, & temperature.



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Not for use in any public works project.



1: 360

## Water Quality Investigation

City of Oregon City  
PO Box 3040  
625 Center St  
Oregon City  
OR 97045  
(503) 657-0891  
www.orcity.org





## SCI – Appendix B

Hailey Teach  
Oregon Department of Environmental Quality  
700 NE Multnomah St. Ste 600  
Portland, OR 97232

RE: NWP-401-2021-387; CI-19-012 Scattering Canyon Stormwater Improvement

Dear Ms. Teach:

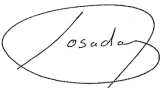
Oregon City started construction regarding application NWP-401-2021-387 in July 2022. During the excavation of the streambed material area the City found some contaminated soil August 2022. Attached you will find Oregon City's plan for mitigation of the contaminated area within the project site. Below is an outline of the current location contaminated soils were found and the materials to be used to ensure the area is dealt with appropriately.

City Contractor to stabilize all slopes and complete the below outlined work prior to October 8, 2022 per City contract.

- The area where contaminated soil is found will be over excavated 2 feet adding an additional 11.8 cubic yard of cut and fill material as noted below in tables 4 F-I. Location of contaminated soil is approximately STA 2+40 to Sta 2+50.
- Compacted Class C trench backfill material shall be placed in 6" lifts for a total section of 18", along all over excavated area. Backfill shall be compacted to 95% max dry density.
- 60 mil HDPE linear shall be placed on the 18" backfill layer to ensure a impermeable layer of separation. The linear shall be anchored to surrounding native material.
- The remaining backfill and final grades shall be per the previous outlined permit and bid plan documents.

Please see attached typical mitigation notes and updated tables. Thank you, please let me know if you have any questions. 971-204-4630

Sincerely,

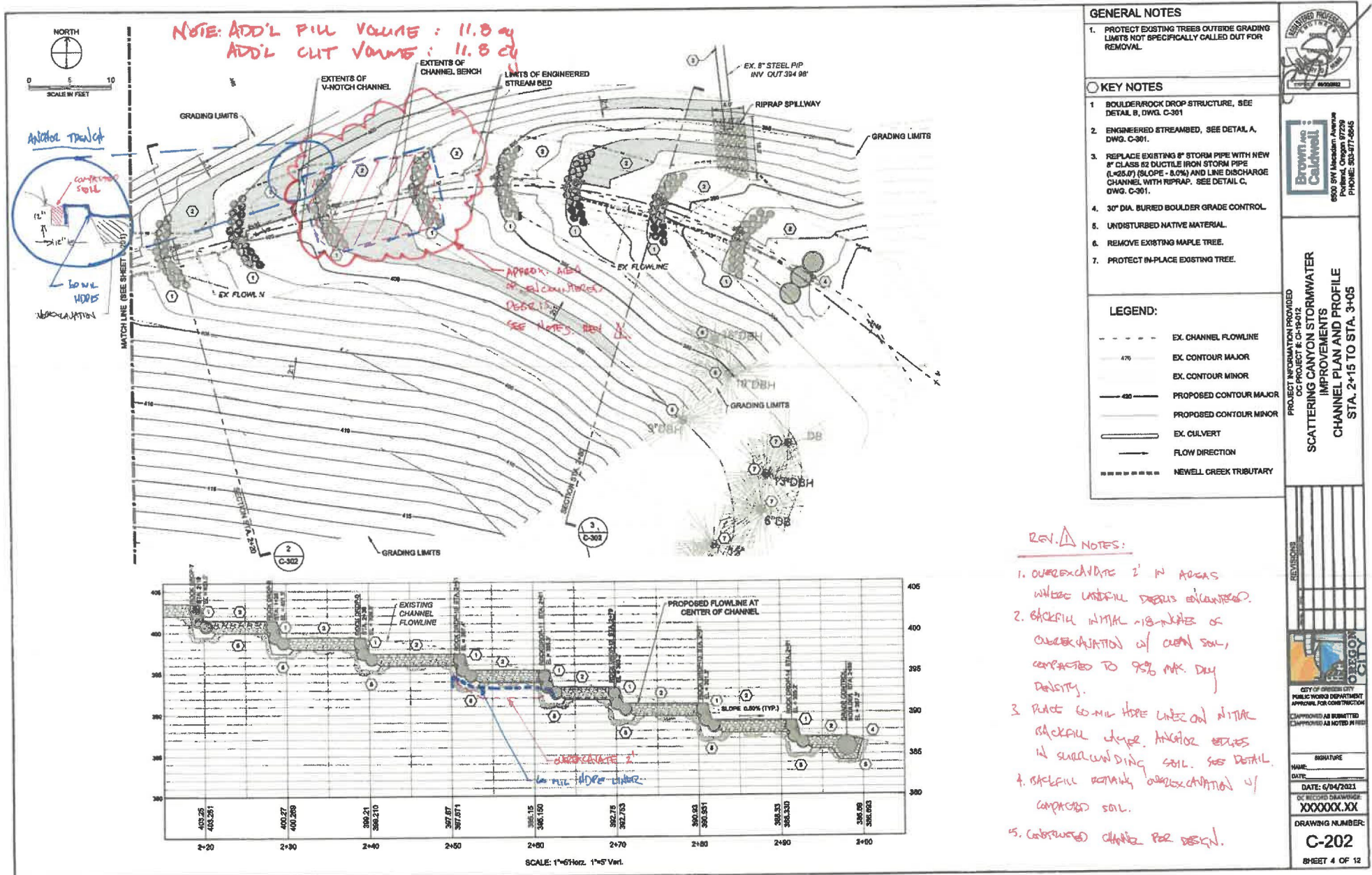


**Dante Posadas**  
**ROW and Construction Manager**  
[dposadas@orc.gov](mailto:dposadas@orc.gov)  
971-204-4630 Direct phone  
971-291-4831 Cell



\* REVISION SHOWN BELOW AS TYPICAL  
SOLUTION; ACTUAL LOCATIONS OUTLINED  
IN EMAIL

Item 7d.



**Erosion and Sediment Control:** The Erosion and Sediment Control Plan illustrates some of the measures that will be used to ensure that impacts to Wetland A are avoided and impacts to the tributary are limited to those required for project implementation. Erosion controls on site will consist of slope matting (jute fabric), silt fencing, straw wattles, bio-filter bags and at the discharge point of bypass water, a rip rap pad. Additional measures including tire washes, street sweeping and vacuuming may be required to ensure that no sediment is allowed to be flushed into Wetland A or the Newell Creek tributary during or following construction activities. Specifics regarding implementation of the erosion control plan are detailed in the Erosion Control Details and Notes, found on Figures 7B-7C.

Seeding of bare soils will occur as final grades are established. The final phase of the project includes the installation of plantings, as shown on Sheet L-101 (with details included on Sheets L-102 and 103).

The Oregon Department of Fish and Wildlife (ODFW) preferred in-water work period for Abernethy Creek, of which Newell Creek is a tributary, is from July 15 to September 30. Flow is largely seasonal and driven by stormwater inputs but perennial flow is presumed. If work is proposed for any period other than the established in-water work period the applicant will coordinate with the ODFW for necessary extension approvals.

**D. Describe source of fill material and disposal locations if known.**

Required excavation to facilitate a new bank profile will generate a net surplus of material to be removed from the project area. Disposal of material will be the responsibility of the project contractor, which has yet to be determined. If disposal of any fill material is required, the location will be determined by the contractor; disposal will not occur within wetlands or waterways. The necessary rock, backing material and engineered streambed material will be sourced by the contractor.

**E. Construction timeline.**

What is the estimated project start date? September 2021 **START DATE JULY 2022**  
 What is the estimate project completion date? October 2021 **OCTOBER 2022**

Is any of the work underway or already complete? ☐ Yes ☒ No

If yes, describe.

**\* QTY. UPDATE DUE TO CONTAMINATED MATERIAL FOUND**

| F. Removal Volumes and Dimensions (if more than 7 impact sites, include a summary table as an attachment) |                    |             |            |              |                       |                             |                                                                          |
|-----------------------------------------------------------------------------------------------------------|--------------------|-------------|------------|--------------|-----------------------|-----------------------------|--------------------------------------------------------------------------|
| Wetland / Waterbody Name *                                                                                | Removal Dimensions |             |            |              |                       | Time Removal is to Remain** | Material***                                                              |
|                                                                                                           | Length (ft.)       | Width (ft.) | Depth (ft) | Area (acres) | Volume (c.y.)*        |                             |                                                                          |
| Newell Creek tributary                                                                                    | 185                | 4-10        | 2 to 4     | 0.03         | <del>88</del><br>99.8 | Permanent                   | Native soil and stream bed material as well as previously placed rip rap |
|                                                                                                           | 7                  | 0.5         | 1          | >0.0001      | >1                    | 30 to 45 days               | Removal for trench installation of sed fence                             |
| Wetland A                                                                                                 | 3                  | 3           | >1         | 0.0002       | >1                    | > 1 day                     | Material at culvert inlet                                                |
| G. Total Removal Volumes and Dimensions                                                                   |                    |             |            |              |                       |                             |                                                                          |
| Total Removal to Wetland and Other Waters                                                                 |                    |             |            | Length (ft)  | Area (ac.)            | Volume (c.y.)               |                                                                          |
| Total Removal to Wetlands                                                                                 |                    |             |            | 3            | 0.0002                | >1                          |                                                                          |
| Total Removal Below Ordinary High Water                                                                   |                    |             |            | 185          | 0.03                  | 89                          |                                                                          |
| Total Removal Below Highest Measured Tide                                                                 |                    |             |            |              |                       |                             |                                                                          |
| Total Removal Below High Tide Line                                                                        |                    |             |            |              |                       |                             |                                                                          |
| Total Removal Below Mean High Water Tidal Elevation                                                       |                    |             |            |              |                       |                             |                                                                          |



**H. Fill Volumes and Dimensions** (if more than 7 impact sites, include a summary table as an attachment)

| Wetland / Waterbody Name * | Fill Dimensions |             |            |              |                    | Time Fill is to Remain** | Material***                            |
|----------------------------|-----------------|-------------|------------|--------------|--------------------|--------------------------|----------------------------------------|
|                            | Length (ft.)    | Width (ft.) | Depth (ft) | Area (acres) | Volume (c.y.)      |                          |                                        |
| Newell Creek tributary     | 185             | 4-10        | 2 to 4     | 0.03         | <del>83</del> 94.8 | Permanent                | engineered streambed material and rock |
|                            | 8               | 2-4         | 1.5        | 0.0006       | 1                  | Permanent                | Class 50 rip rap at culvert outlet     |
|                            | 5-7             | 4           | 1          | 0.0006       | 1                  | 30 to 45 days            | Class 50 rip rap at bypass pipe outlet |

**I. Total Fill Volumes and Dimensions**

| Total Fill to Wetland and Other Waters                  | Length (ft) | Area (ac.) | Volume (c.y.)      |
|---------------------------------------------------------|-------------|------------|--------------------|
| Total Fill to Wetlands                                  |             |            |                    |
| Total Fill Below Ordinary High Water                    | 185         | 0.03       | <del>83</del> 96.8 |
| Total Fill Below <u>Highest Measured Tide</u>           |             |            |                    |
| Total Fill Below <u>High Tide Line</u>                  |             |            |                    |
| Total Fill Below <u>Mean High Water Tidal Elevation</u> |             |            |                    |

\* If there is no official name for the wetland or waterbody, create a unique name (such as "Wetland 1" or "Tributary A").

\*\* Indicate whether the proposed area of removal or fill is permanent or, if you are proposing temporary impacts, specify the days, months, or years the fill or removal is to remain.

\*\*\* Example: soil, gravel, wood, concrete, pilings, rock etc.)

**(5) PROJECT PURPOSE AND NEED**

Provide a statement of the purpose and need for the overall project.

The purpose of the project is to stabilize the upper reach of the existing stream channel to improve water quality and reduce channel down cutting. Newell Creek is known to support populations of coho salmon, cutthroat trout, and steelhead (Greater Oregon City Watershed Assessment, April 2010, p. 55). Protecting this steep gradient headwater tributary will protect downstream habitat and water quality. Aesthetics and maintaining human access are also important in the design, as the project site is used as a spiritual visiting place for patrons of the adjacent cemetery to scatter ashes of loved ones.

The section of stream within the project area is likely perennial, but most of the flow that reaches this portion of the reach is because of stormwater runoff from residential areas upslope and west from the cemetery and project area. The increase in impervious surfaces has resulted in flashy, high velocity and high volume runoff, which over the past several decades has resulted in the degradation of in-channel conditions below an existing culvert that defines the western limits of open channel associated with the tributary. Flashy stormwater outflow from the culvert is concentrated along the channel bottom and adjoining banks below the culvert pipe, resulting in considerable channel erosion and downcutting. Stormwater is contributing to erosion, though steep channel conditions and the presence of perennial groundwater inputs mean that the stream is susceptible to erosion at any time of the year.

**(6) DESCRIPTION OF RESOURCES IN PROJECT AREA**

**A. Describe the existing physical, chemical, and biological characteristics of each wetland or waterbody. Reference the wetland and waters delineation report if one is available. Include the list of items provided in the instructions.**

**Newell Creek tributary**

Flow in this channel is believed to be perennial, the result of shallow groundwater inputs. Summer flows are reportedly reduced to a trickle. Seasonal flows however spike in response to stormwater discharges from an outfall located at the western limits of the study area. The seasonal flows, in contrast to the low volume and

**STANDARD CONDITIONS TO OREGON CITY  
PERSONAL SERVICES AGREEMENT**

Item 7d.

1. Consultant Identification. Consultant shall furnish to City its taxpayer identification number, as designated by the Internal Revenue Service, or Consultant's social security number, as City deems applicable.

2. Payment.

(a) Invoices submitted in connection with this Agreement shall be properly documented and shall identify the pertinent agreement and/or purchase order numbers.

(b) City agrees to pay Consultant within thirty (30) days after receipt of Consultant's itemized statement. Amounts disputed by City may be withheld pending settlement.

(c) City certifies that sufficient funds are available and authorized for expenditure to finance the cost of the services to be provided pursuant to this Agreement.

(d) City shall not pay any amount in excess of the compensation amounts set forth in this Agreement, nor shall City pay Consultant any fees or costs that City reasonably disputes.

3. Independent Consultant Status.

(a) Consultant is an independent consultant and is free from direction and control over the means and manner of providing labor or services, subject only to the specifications of the desired results.

(b) Consultant represents that it is customarily engaged in an independently established business and is licensed under ORS chapter 671 or 701, if the services provided require such a license. Consultant maintains a business location that is separate from the offices of the City and bears the risk of loss related to the business as demonstrated by the fixed price nature of the contract, requirement to fix defective work, warranties provided and indemnification and insurance provisions of this Agreement. Consultant provides services for two or more persons within a 12-month period or routinely engages in advertising, solicitation or other marketing efforts. Consultant makes a significant investment in the business by purchasing tools or equipment, premises or licenses, certificates or specialized training and

Consultant has the authority to hire or fire persons to provide or assist in providing the services required under this Agreement.

(c) Consultant is responsible for obtaining all assumed business registrations or professional occupation licenses required by state or local law (including applicable City or Metro business licenses as per Oregon City Municipal Code Chapter 5.04). Consultant shall furnish the tools or equipment necessary for the contracted labor or services. Consultant agrees and certifies that:

(d) Consultant is not eligible for any federal social security or unemployment insurance payments. Consultant is not eligible for any PERS or workers' compensation benefits from compensation or payments made to Consultant under this Agreement.

(e) Consultant agrees and certifies that it is licensed to do business in the State of Oregon and that, if Consultant is a corporation, it is in good standing within the State of Oregon.

4. Early Termination.

(a) This Agreement may be terminated without cause prior to the expiration of the agreed-upon term by mutual written consent of the parties or by the City upon ten (10) days written notice to the Consultant, delivered by certified mail, email, or in person.

(b) Upon receipt of notice of early termination, Consultant shall immediately cease work and submit a final statement of services for all services performed and expenses incurred since the date of the last statement of services.

(c) Any early termination of this Agreement shall be without prejudice to any obligation or liabilities of either party already accrued prior to such termination.

(d) The rights and remedies of the City provided in this Agreement and relating to defaults by Consultant shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

5. No Third-Party Beneficiaries. City and

## STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT

Item 7d.

Consultant are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide, any benefit or right, whether directly or indirectly or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement.

### 6. Payment of Laborers; Payment of Taxes.

(a) Consultant shall:

(i) Make payment promptly, as due, to all persons supplying to Consultant labor and materials for the prosecution of the services to be provided pursuant to this Agreement.

(ii) Pay all contributions or amounts due to the State Accident Insurance Fund incurred in the performance of this Agreement.

(iii) Not permit any lien or claim to be filed or prosecuted against the City on account of any labor or materials furnished.

(iv) Be responsible for all federal, state, and local taxes applicable to any compensation or payments paid to the Consultant under this Agreement and, unless Consultant is subject to back-up withholding, the City will not withhold from such compensation or payments any amount(s) to cover Consultant's federal or state tax obligation.

(v) Pay all employees at least time and one-half for all overtime worked in excess of forty (40) hours in any one week, except for individuals excluded under ORS 653.100 to 653.261 or under 29 U.S.C. §§ 201 to 209 from receiving overtime.

(b) If the Consultant fails, neglects or refuses to make prompt payment of any claim for labor or services furnished by any person in connection with this Agreement as such claim becomes due, the City may pay such claim to the person furnishing the labor or services and shall charge the amount of the payment against funds due or to become due to the Consultant by reason of this Agreement.

(c) The payment of a claim in this manner shall not relieve Consultant or Consultant's surety from obligation with respect to any unpaid claims.

(d) Consultant and subconsultants, if any, are subject employers under the Oregon workers' compensation law and shall comply with ORS 656.017, which requires provision of workers' compensation coverage for all workers.

### 7. Subconsultants and Assignment.

Consultant shall neither subcontract any of the work, nor assign any rights acquired hereunder, without obtaining prior written approval from the City. The City, by this Agreement, incurs no liability to third persons for payment of any compensation provided herein to the Consultant.

8. Access to Records. City shall have access to all books, documents, papers and records of Consultant that are pertinent to this Agreement for the purpose of making audits, examinations, excerpts and transcripts.

9. Ownership of Work Product; License. All work products of Consultant that result from this Agreement (the "Work Products") are the exclusive property of City upon full payment to the consultant. In addition, if any of the Work Products contain intellectual property of Consultant that is or could be protected by federal copyright, patent, or trademark laws, or state trade secret laws, Consultant hereby grants City a perpetual, royalty-free, fully paid, nonexclusive and irrevocable license to copy, reproduce, deliver, publish, perform, dispose of, use and re-use, in whole or in part (and to authorize others to do so), all such Work Products and any other information, designs, plans, or works provided or delivered to City or produced by Consultant under this Agreement. City's reuse of Consultant Work Products for any other purpose shall be at City's sole risk. The parties expressly agree that all works produced (including, but not limited to, any taped or recorded items) pursuant to this Agreement are works specially commissioned by City, and that any and all such works shall be works made for hire in which all rights and copyrights belong exclusively to City. Consultant shall not publish, republish, display or otherwise use any work or Work Products resulting from this Agreement without the prior written agreement of City.



**STANDARD CONDITIONS TO OREGON CITY  
PERSONAL SERVICES AGREEMENT**

Item 7d.

10. Compliance With Applicable Law.

Consultant shall comply with all federal, state, and local laws and ordinances applicable to the services to be performed pursuant to this Agreement, including, without limitation, the provisions of ORS 279B.220, 279C.515, 279B.235, 279B.230 and 279B.270. Without limiting the generality of the foregoing, Consultant expressly agrees to comply with (i) Title VI of the Civil Rights Act of 1964; (ii) Section V of the Rehabilitation Act of 1973; (iii) the Americans With Disabilities Act of 1990 (Pub. L No. 101-336), ORS 659.425, and all regulations and administrative rules established pursuant to those laws; and (iv) all other applicable requirements of federal and state civil rights and rehabilitation and other applicable statutes, rules and regulations.

11. Professional Standards. Consultant shall be responsible, to the level of competency presently maintained by others practicing in the same type of services in City's community, for the professional and technical soundness, accuracy and adequacy of all services and materials furnished under this authorization.

12. Modification, Supplements or Amendments. No modification, change, supplement or amendment of the provisions of this Agreement shall be valid unless it is in writing and signed by the parties hereto.

13. Indemnity and Insurance.

(a) Indemnity. Consultant acknowledges responsibility for liability arising out of Consultant's negligent performance of this Agreement and shall hold City, its officers, agents, ~~Consultants~~, and employees harmless from, and indemnify them for, any and all liability, settlements, loss, costs, and expenses, including reasonable attorney fees, in connection with any action, suit, or claim ~~caused or alleged and to be the extent~~ caused by the negligent acts, omissions, activities or services by Consultant, or the agents, Consultants or employees of Consultant provided pursuant to this Agreement.

(b) Workers' Compensation Coverage. Consultant certifies that Consultant has qualified for workers' compensation as required by the State of Oregon. Consultant shall provide the Owner,

within ten (10) days after execution of this Agreement, a certificate of insurance evidencing coverage of all subject workers under Oregon's workers' compensation statutes. The insurance certificate and policy shall indicate that the policy shall not be terminated by the insurance carrier without thirty (30) days' advance written notice to City. All agents or Consultants of Consultant shall maintain such insurance.

(c) Comprehensive Commercial General, and Automobile Insurance. Consultant shall maintain comprehensive general and automobile liability insurance for protection of Consultant and City and for their directors, officers, agents, and employees, insuring against liability for damages because of personal injury, bodily injury, death, and broad-form property damage, including loss of use, and occurring as a result of, or in any way related to, Consultant's operation, each in an amount not less than \$2,000,000 combined, single-limit, per-occurrence/\$4,000,000 annual aggregate. Such insurance shall name City as an additional insured, with the stipulation that this insurance, as to the interest of City, shall not be invalidated by any act or neglect or breach of this Agreement by Consultant.

(d) Errors and Omissions Insurance Consultant shall provide City with evidence of professional errors and omissions liability insurance for the protection of Consultant and its employees, insuring against bodily injury and property damage to the extent arising out of Consultant's negligent acts, omissions, activities or services in an amount not less than \$500,000 combined, single limit. Consultant shall maintain in force such coverage for not less than three (3) years following completion of the project. ~~Such insurance shall include contractual liability.~~

Within ten (10) days after the execution of this Agreement, Consultant shall furnish City a certificate evidencing the dates, amounts, and types of insurance that have been procured pursuant to this Agreement. Consultant will provide for not less than thirty (30) days' written notice to City before the policies may be ~~revised, canceled, or allowed to expire. Consultant shall not alter the terms of any policy without prior written authorization from City.~~ The provisions of this subsection apply fully to Consultant and its

**STANDARD CONDITIONS TO OREGON CITY  
PERSONAL SERVICES AGREEMENT**

Item 7d.

Consultants and agents.

14. Legal Expenses. In the event legal action is brought by City or Consultant against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for attorney fees, costs, and expenses as may be set by a court. "Legal action" shall include matters subject to arbitration and appeals.

15. Severability. The parties agree that, if any term or provision of this Agreement is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected.

16. Number and Gender. In this Agreement, the masculine, feminine or neuter gender, and the singular or plural number, shall be deemed to include the others or other whenever the context so requires.

17. Captions and Headings. The captions and headings of this Agreement are for convenience only and shall not be construed or referred to in resolving questions of interpretation or construction.

18. Hierarchy. The conditions contained in this document are applicable to every Personal Services Agreement entered into by the City of Oregon City in the absence of contrary provisions. To the extent there is a conflict, the terms of the Personal Services Agreement will control over the terms of the standard conditions. To the extent there is a conflict between the terms of the standard conditions and any other document, including the scope of services, the terms of the standard conditions shall control those other terms.

19. Calculation of Time. All periods of time referred to herein shall include Saturdays, Sundays and legal holidays in the State of Oregon, except that, if the last day of any period falls on any Saturday, Sunday or legal holiday, the period shall be extended to include the next day that is not a Saturday, Sunday or legal holiday.

20. Notices. Any notices, bills, invoices,

reports or other documents required by this Agreement shall be sent by the parties by United States mail, postage prepaid, or personally delivered to the addresses listed in the Agreement attached hereto. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.

21. Nonwaiver. The failure of City to insist upon or enforce strict performance by Consultant of any of the terms of this Agreement or to exercise any rights hereunder shall not be construed as a waiver or relinquishment to any extent of its rights to assert or rely upon such terms or rights of any future occasion.

22. Information and Reports. Consultant shall, at such time and in such form as City may require, furnish such periodic reports concerning the status of the project, such statements, certificates, approvals, and copies of proposed and executed plans and claims, and other information relative to the project as may be requested by City. Consultant shall furnish City, upon request, with copies of all documents and other materials prepared or developed in relation with or as a part of the project. Working papers prepared in conjunction with the project are the property of City, but shall remain with Consultant. Copies as requested shall be provided free of cost to City.

23. City's Responsibilities. City shall furnish Consultant with all available necessary information, data, and materials pertinent to the execution of this Agreement. City shall cooperate with Consultant in carrying out the work herein and shall provide adequate staff for liaison with Consultant.

24. Dispute Resolution~~Arbitration.~~ Any dispute, controversy or claim arising out of or in connection with the interpretation or performance of any term or condition of this Agreement or any breach or alleged breach of this Agreement shall be submitted to non-binding mediation by a neutral and independent mediator who shall be selected by the parties by mutual agreement, or if the parties are unable to agree upon the selection of a mediator, then in accordance with the rules of the American Arbitration Association for selection of a mediator. The mediation shall take place in Oregon

**STANDARD CONDITIONS TO OREGON CITY  
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Item 7d.

City, Oregon.

~~All disputes arising out of or under this Agreement shall be timely submitted to nonbinding mediation prior to commencement of any other legal proceedings. The subsequent measures apply if disputes cannot be settled in this manner.~~

~~(a) — Any dispute arising out of or under this Agreement shall be determined by binding arbitration.~~

~~(b) — The party desiring such arbitration shall give written notice to that effect to the other party and shall in such notice appoint a disinterested person of recognized competence in the field as arbitrator on its behalf. Within fifteen (15) days thereafter, the other party may, by written notice to the original party, appoint a second disinterested person of recognized competence as arbitrator on its behalf. The arbitrators thus appointed shall appoint a third disinterested person of recognized competence, and the three arbitrators shall, as promptly as possible, determine such matter, provided, however, that:~~

~~(i) — If the second arbitrator is not appointed as described above, then the first arbitrator shall proceed to determine such matter; and~~

~~(ii) — If the two arbitrators appointed by the parties are unable to agree, within fifteen (15) days after the second arbitrator is appointed, on the appointment of a third arbitrator, they shall give written notice of such failure to agree to the parties and, if the parties fail to agree on the selection of the third arbitrator within fifteen (15) days after the arbitrators appointed by the parties give notice, then, within ten (10) days thereafter, either of the parties, on written notice to the other party, may request such appointment by the presiding judge of the Clackamas County Circuit Court.~~

~~(c) — Each party shall each be entitled to present evidence and argument to the arbitrators. The determination of the majority of the~~

~~arbitrators or the sole arbitrator, as the case may be, shall be conclusive on the parties, and judgment on the same may be entered in any court having jurisdiction over the parties. The arbitrators or the sole arbitrator, as the case may be, shall give written notice to the parties, stating the arbitration determination, and shall furnish to each party a signed copy of such determination. Arbitration proceedings shall be conducted pursuant to ORS 33.210 et seq. and the rules of the American Arbitration Association, except as provided otherwise.~~

~~(d) — Each party shall pay the fees and expenses of the arbitrator appointed by such party and one-half of the fees and expenses of the third arbitrator, if any.~~

25. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction's conflicts of law, rules or doctrines.



# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** City Commission  
**From:** Human Resources Director Patrick Foiles

**Agenda Date:** 06/11/2024

### **SUBJECT:**

Personal Services Agreement for Risk Management and Insurance Agent of Record Services

### **STAFF RECOMMENDATION:**

Authorize the City Manager to execute a five-year insurance agent of record service contract with Propel Insurance Agency, LLC for a total amount of \$117,325.00

### **BACKGROUND:**

The City of Oregon City insurance program includes General and Automobile Liability and Property Insurance and Worker's Compensation. The City has a need for an agent of record for several risk management programs, such as administering insurance policies, including the review and analysis of policy terms and coverage, identifying risk exposures and developing solutions; and consulting in the area of insurance requirements in contracts and agreements. The City's comprehensive property/liability insurance is provided by CityCounty Insurance Services (CIS) and the City's Workers' compensation insurance is provided by SAIF. If approved, Propel Insurance Agency, LLC would continue to be the agent of record for both programs.

The City's existing service contract term expires at the end of June 2024 and therefore staff presented a Request for Proposal (RFP) to gather bids. The city received a total of five (5) proposals. Following review by staff and interviews with the top vendors, staff recommends entering a professional services contract with Propel as the risk management agent of record for both property/liability and workers' compensation.

The new contract will run for a 5-year term with a total cost of \$117,325 for property/liability insurance agent services only. Worker's compensation services are compensated through commission payable by SAIF and are specifically excluded from the Personal Services Agreement in Section 2, Compensation. This fee structure represents property/liability services and includes a modest cost of living increase each year of 2.5%. See attached fee structure for a breakdown of cost per year.

**Attachments:**

- Professional Services Agreement with Propel Insurance Agency
- Propel Insurance Agency, LLC RFP response and proposal

**OPTIONS:**

1. Authorize the City Manager to execute the Personal Services Agreement, as presented.
2. Request changes to the Personal Services Agreement and direct the City Manager to negotiate such changes.
3. Deny authorization, choose not to pursue a Personal Services Agreement and provide the City Manager with alternate direction.

**BUDGET IMPACT:**

Amount: \$117,325.00

FY(s): 2024-25, 2025-26, 2026-27, 2027-28, 2028-29

Funding Source(s): General Fund



## CITY OF OREGON CITY PERSONAL SERVICES AGREEMENT

### RISK MANAGEMENT AND INSURANCE AGENT OF RECORD SERVICES

This PERSONAL SERVICES AGREEMENT ("Agreement") is entered into between the CITY OF OREGON CITY ("City") and **PROPEL INSURANCE AGENCY, LLC** ("Consultant").

### RECITALS

A. City requires services that Consultant is capable of providing under the terms and conditions hereinafter described.

B. Consultant is able and prepared to provide such services as City requires under the terms and conditions hereinafter described.

The parties agree as follows:

### AGREEMENT

1. Term. The term of this Agreement shall be from the date the contract is fully executed until **June 30, 2029**, unless sooner terminated pursuant to provisions set forth below. However, such expiration shall not extinguish or prejudice City's right to enforce this Agreement with respect to (i) breach of any warranty; or (ii) any default or defect in Consultant's performance that has not been cured.

2. Compensation. City agrees to pay Consultant on a time and materials basis for the services identified in scope of work. Total compensation, excluding workers' compensation commission and any new line of coverage, shall not exceed **One hundred seventeen thousand three hundred twenty-five and 00/100 dollars (\$117,325.00) for a five-year term**. The cost per year can be found in the fee schedule as detailed in Exhibit B.

3. Scope of Services. Consultant's services under this Agreement shall consist of services as detailed in Exhibit A, attached hereto and by this reference incorporated herein.

4. Standard Conditions. This Agreement shall include all of the standard conditions as detailed in Exhibit C, attached hereto and by this reference incorporated herein.

5. Schedule. The components of the project described in the Scope of Services shall be completed according to Term, above.

6. Integration. This Agreement, along with the description of services to be performed attached as Exhibit A and the Standard Conditions to Oregon City Personal Services Agreement attached as Exhibit B, contain the entire agreement between and among the parties, integrate all the terms and conditions mentioned herein or incidental hereto, and supersede all prior written or oral discussions or agreements between the parties or their predecessors-in-interest with respect to all or any part of the subject matter hereof.

7. Notices. Any notices, bills, invoices, reports or other documents required by this Agreement shall be sent by the parties by United States mail, by hand delivery or by electronic means. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.

To the City:

**City of Oregon City**  
**625 Center Street**  
**Oregon City, OR 97045**  
**Attention: Patrick Foiles**

To Consultant:

**Propel Insurance Agency, LLC**  
**805 SW Broadway Suite 2300**  
**Portland OR 97205**  
**Attention: Shon DeVries**

Consultant shall be responsible for providing the City with a current address. Either party may change the address set forth in this Agreement by providing notice to the other party in the manner set forth above.

8. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction's conflicts of law, rules or doctrines.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly appointed officers on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**CITY OF OREGON CITY**

**Propel Insurance Agency, LLC**

By: \_\_\_\_\_

Patrick Foiles

Title: Human Resources Director

DATED: \_\_\_\_\_, 2024.

By: \_\_\_\_\_

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

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

By: \_\_\_\_\_

Anthony J. Konkol, III

Title: City Manager

DATED: \_\_\_\_\_, 2024.

DATED: \_\_\_\_\_, 2024.

ORIGINAL CITY COMMISSION APPROVAL (IF APPLICABLE):

DATE: \_\_\_\_\_

APPROVED AS TO LEGAL SUFFICIENCY:

By: \_\_\_\_\_

City Attorney

\\depot\Departments\PublicWorks\Forms\Contract & Bid Documents\Contract Boiler Plates - Bid Documents\Professional Service Agreements\Templates\Form - PSA\_Consultant.docx

## **SCOPE OF SERVICES**

### **Risk Management and Insurance Agent of Record**

Agent of record will comprehensively provide the following services:

#### **RISK ANALYSIS**

- Annually review the City's insurance program to include general and auto liability, property, workers' compensation, and other insurance-related matters; include a report on annual and cumulative loss histories and insurance budget.
- Respond to audit findings, offering recommendations for either compliance or alternatives.
- Assist in the implementation of the risk elimination and transfer alternatives approved by the City, analyzing retention and transfer of risk.
- Identify the City's risk exposures and develop solutions, including preparation of a detailed analysis based on periodic visits and inspections of all City properties.
- Advise and prepare written communication on risk management-related topics such as updates on pertinent regulations, the condition of insurance marketplace, new legal requirements, and other insurance changes.

#### **INSURANCE ADMINISTRATION**

- Develop and implement an annual Risk Management Plan, as mutually developed by the Agent of Record and the City.
- Assist in the timely reporting and settlement of claims by providing supervision of and advocating on all claims, losses, disputes, issues, and problems.
- Produce periodic reports on the status of claims.
- Advocate for the City in marketing and retaining insurance coverage; place insurance at the most reasonable cost consistent with the sound indemnity of the insurer.
- Administer insurance policies, including review and analysis of policy terms and coverage.
- Verify insurance and provide certificates of insurance as needed.
- Maintain Fleet Schedule.
- Receive, process, monitor and track claims.
- Develop an annual schedule of coverage, which lists the policy coverage, company, policy number, policy duties, premium, and a brief description of the covered item.
- Provide consulting services in the area of insurance requirements in contracts/agreements that the City may enter into.
- Assist with property/casualty loss control.
- Monitor all premiums, billing the City for the insurance carrier, and make adjustments as necessary.

#### **GENERAL RISK MANAGEMENT SERVICES**

- Consult and meet with the HR Director, Risk Administrator, and other City staff for general insurance-related issues as necessary; working cooperatively with the City's consultant(s), if so authorized by the City.
- Be available for annual risk management program updates to City Commission.

- Respond in a timely manner to requests and questions by the City.
- Provide training to staff in loss control, workplace, and playground safety, violence in the workplace, ADA, Worker's Compensation, confined spaces, etc.
- Provide guidance and coaching through difficult and complex claims utilizing the Agent of Record's expertise.
- Support the transition of web-based applications and software programs, if applicable.

## Fees and Expenses

Provide a detailed breakdown of costs to perform the services on an annual flat fee basis.

Propel has truly enjoyed our 15 year partnership with the City of Oregon City. We understand that the City faces budget strain every year so our goal is to propose a fair compensation structure based on the scope of services the City has required from Propel over the past 5 years. We have prepared our proposed fee to compensate for all services described in the Scope of Services section of the RFP document. We propose to continue a flat fee for property/casualty-related services and commission for workers’ compensation-related services.

CIS local agents are typically compensated with a commission equal to 10% of the premiums the insured City or County pays to CIS. For Oregon City, that amount would have been \$84,255 in 2023-24 (shown as “Risk Management Allowance” on CIS invoice). However, since Propel is paid a fee in lieu of commission for our services on the CIS coverage, we pass through a **savings of over \$60,000** per year to the City. Propel is able to sustain this through service efficiencies that cement our partnership commitment to the City of Oregon City.

For the next 5 year service period, Propel proposes to continue the following fee structure, which contemplates an approximately 2.5% cost of living increase each year, continuing from where we left off in 2023-24:

| Year    | Fee      |
|---------|----------|
| 2024-25 | \$22,350 |
| 2025-26 | \$22,900 |
| 2026-27 | \$23,475 |
| 2027-28 | \$24,000 |
| 2028-29 | \$24,600 |

Workers’ compensation will continue to be compensated through commission payable by SAIF as they are not able to remove commission. We propose to earn SAIF commission in addition to the fee stated above to compensate for our workers’ compensation related services.



## STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT

1. Consultant Identification. Consultant shall furnish to City its taxpayer identification number, as designated by the Internal Revenue Service, or Consultant's social security number, as City deems applicable.

2. Payment.

(a) Invoices submitted in connection with this Agreement shall be properly documented and shall identify the pertinent agreement and/or purchase order numbers.

(b) City agrees to pay Consultant within thirty (30) days after receipt of Consultant's itemized statement. Amounts disputed by City may be withheld pending settlement.

(c) City certifies that sufficient funds are available and authorized for expenditure to finance the cost of the services to be provided pursuant to this Agreement.

(d) City shall not pay any amount in excess of the compensation amounts set forth in this Agreement, nor shall City pay Consultant any fees or costs that City reasonably disputes.

3. Independent Contractor Status.

(a) Consultant is an independent contractor and is free from direction and control over the means and manner of providing labor or services, subject only to the specifications of the desired results.

(b) Consultant represents that it is customarily engaged in an independently established business and is licensed under ORS chapter 671 or 701, if the services provided require such a license. Consultant maintains a business location that is separate from the offices of the City and bears the risk of loss related to the business as demonstrated by the fixed price nature of the contract, requirement to fix defective work, warranties provided and indemnification and insurance provisions of this Agreement. Consultant provides services for two or more persons within a 12 month period or routinely engages in advertising, solicitation or other marketing efforts. Consultant makes a significant investment in the business by purchasing tools or equipment, premises or licenses, certificates or specialized training and

Consultant has the authority to hire or fire persons to provide or assist in providing the services required under this Agreement.

(c) Consultant is responsible for obtaining all assumed business registrations or professional occupation licenses required by state or local law (including applicable City or Metro business licenses as per Oregon City Municipal Code Chapter 5.04). Consultant shall furnish the tools or equipment necessary for the contracted labor or services. Consultant agrees and certifies that:

(d) Consultant is not eligible for any federal social security or unemployment insurance payments. Consultant is not eligible for any PERS or workers' compensation benefits from compensation or payments made to Consultant under this Agreement.

(e) Consultant agrees and certifies that it is licensed to do business in the State of Oregon and that, if Consultant is a corporation, it is in good standing within the State of Oregon.

4. Early Termination.

(a) This Agreement may be terminated without cause prior to the expiration of the agreed-upon term by mutual written consent of the parties or by the City upon ten (10) days written notice to the Consultant, delivered by certified mail, email, or in person.

(b) Upon receipt of notice of early termination, Consultant shall immediately cease work and submit a final statement of services for all services performed and expenses incurred since the date of the last statement of services.

(c) Any early termination of this Agreement shall be without prejudice to any obligation or liabilities of either party already accrued prior to such termination.

(d) The rights and remedies of the City provided in this Agreement and relating to defaults by Consultant shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

5. No Third-Party Beneficiaries. City and

**STANDARD CONDITIONS TO OREGON CITY  
PERSONAL SERVICES AGREEMENT**

Consultant are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide, any benefit or right, whether directly or indirectly or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement.

6. Payment of Laborers; Payment of Taxes.

(a) Consultant shall:

(i) Make payment promptly, as due, to all persons supplying to Consultant labor and materials for the prosecution of the services to be provided pursuant to this Agreement.

(ii) Pay all contributions or amounts due to the State Accident Insurance Fund incurred in the performance of this Agreement.

(iii) Not permit any lien or claim to be filed or prosecuted against the City on account of any labor or materials furnished.

(iv) Be responsible for all federal, state, and local taxes applicable to any compensation or payments paid to Consultant under this Agreement and, unless Consultant is subject to back-up withholding, the City will not withhold from such compensation or payments any amount(s) to cover Consultant's federal or state tax obligation.

(v) Pay all employees at least time and one-half for all overtime worked in excess of forty (40) hours in any one week, except for individuals excluded under ORS 653.100 to 653.261 or under 29 U.S.C. §§ 201 to 209 from receiving overtime.

(b) If the Consultant fails, neglects or refuses to make prompt payment of any claim for labor or services furnished by any person in connection with this Agreement as such claim becomes due, the City may pay such claim to the person furnishing the labor or services and shall charge the amount of the payment against funds due or to become due to the Consultant by reason of this Agreement.

(c) The payment of a claim in this manner

shall not relieve Consultant or Consultant's surety from obligation with respect to any unpaid claims.

(d) Consultant and subconsultants, if any, are subject employers under the Oregon workers' compensation law and shall comply with ORS 656.017, which requires provision of workers' compensation coverage for all workers.

7. Subconsultants and Assignment.

Consultant shall neither subcontract any of the work, nor assign any rights acquired hereunder, without obtaining prior written approval from the City. The City, by this Agreement, incurs no liability to third persons for payment of any compensation provided herein to the Consultant.

8. Access to Records. City shall have access to all books, documents, papers and records of Consultant that are pertinent to this Agreement for the purpose of making audits, examinations, excerpts and transcripts.

9. Ownership of Work Product; License. All work products of Consultant that result from this Agreement (the "Work Products") are the exclusive property of City. In addition, if any of the Work Products contain intellectual property of Consultant that is or could be protected by federal copyright, patent, or trademark laws, or state trade secret laws, Consultant hereby grants City a perpetual, royalty-free, fully paid, nonexclusive and irrevocable license to copy, reproduce, deliver, publish, perform, dispose of, use and re-use, in whole or in part (and to authorize others to do so), all such Work Products and any other information, designs, plans, or works provided or delivered to City or produced by Consultant under this Agreement. The parties expressly agree that all works produced (including, but not limited to, any taped or recorded items) pursuant to this Agreement are works specially commissioned by City, and that any and all such works shall be works made for hire in which all rights and copyrights belong exclusively to City. Consultant shall not publish, republish, display or otherwise use any work or Work Products resulting from this Agreement without the prior written agreement of City.

10. Compliance With Applicable Law.

Consultant shall comply with all federal, state, and

**STANDARD CONDITIONS TO OREGON CITY**  
**PERSONAL SERVICES AGREEMENT**

local laws and ordinances applicable to the services to be performed pursuant to this Agreement, including, without limitation, the provisions of ORS 279B.220, 279C.515, 279B.235, 279B.230 and 279B.270. Without limiting the generality of the foregoing, Consultant expressly agrees to comply with (i) Title VI of the Civil Rights Act of 1964; (ii) Section V of the Rehabilitation Act of 1973; (iii) the Americans With Disabilities Act of 1990 (Pub. L No. 101-336), ORS 659.425, and all regulations and administrative rules established pursuant to those laws; and (iv) all other applicable requirements of federal and state civil rights and rehabilitation and other applicable statutes, rules and regulations.

11. Professional Standards. Consultant shall be responsible, to the level of competency presently maintained by others practicing in the same type of services in City's community, for the professional and technical soundness, accuracy and adequacy of all services and materials furnished under this authorization.

12. Modification, Supplements or Amendments. No modification, change, supplement or amendment of the provisions of this Agreement shall be valid unless it is in writing and signed by the parties hereto.

13. Indemnity and Insurance.

(a) Indemnity. Consultant acknowledges responsibility for liability arising out of Consultant's negligent performance of this Agreement and shall hold City, its officers, agents, Consultants, and employees harmless from, and indemnify them for, any and all liability, settlements, loss, costs, and expenses, including attorney fees, in connection with any action, suit, or claim caused by the negligent acts, omissions, activities or services by Consultant, or the agents, Consultants or employees of Consultant provided pursuant to this Agreement.

(b) Workers' Compensation Coverage. Consultant certifies that Consultant has qualified for workers' compensation as required by the State of Oregon. Consultant shall provide the Owner, within ten (10) days after execution of this Agreement, a certificate of insurance evidencing coverage of all subject workers under Oregon's workers' compensation statutes. All agents or

Consultants of Consultant shall maintain such insurance.

(c) Comprehensive, General, and Automobile Insurance. Consultant shall maintain comprehensive general and automobile liability insurance for protection of Consultant and City and for their directors, officers, agents, and employees, insuring against liability for damages because of personal injury, bodily injury, death, and broad-form property damage, including loss of use, and occurring as a result of, or in any way related to, Consultant's operation, each in an amount not less than \$2,000,000 combined, single-limit, per-occurrence with a \$4,000,000 annual aggregate. Such insurance shall name City as an additional insured, with the stipulation that this insurance, as to the interest of City, shall not be invalidated by any act or neglect or breach of this Agreement by Consultant.

(d) Errors and Omissions Insurance. Consultant shall provide City with evidence of professional errors and omissions liability insurance for the protection of Consultant and its employees, insuring against bodily injury and property damage arising out of Consultant's negligent acts, omissions, activities or services in an amount not less than \$500,000 combined, single limit. Consultant shall maintain in force such coverage for not less than three (3) years following completion of the project. Such insurance shall include contractual liability.

Within ten (10) days after the execution of this Agreement, Consultant shall furnish City a certificate evidencing the dates, amounts, and types of insurance that have been procured pursuant to this Agreement. Consultant will provide for not less than thirty (30) days' written notice to City before the policies may be revised, canceled, or allowed to expire. Consultant shall not alter the terms of any policy without prior written authorization from City. The provisions of this subsection apply fully to Consultant and its Consultants and agents.

14. Legal Expenses. In the event legal action is brought by City or Consultant against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts

**STANDARD CONDITIONS TO OREGON CITY  
PERSONAL SERVICES AGREEMENT**

for attorney fees, costs, and expenses as may be set by a court. "Legal action" shall include matters subject to arbitration and appeals.

15. Severability. The parties agree that, if any term or provision of this Agreement is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected.

16. Number and Gender. In this Agreement, the masculine, feminine or neuter gender, and the singular or plural number, shall be deemed to include the others or other whenever the context so requires.

17. Captions and Headings. The captions and headings of this Agreement are for convenience only and shall not be construed or referred to in resolving questions of interpretation or construction.

18. Hierarchy. The conditions contained in this document are applicable to every Personal Services Agreement entered into by the City of Oregon City in the absence of contrary provisions. To the extent there is a conflict, the terms of the Personal Services Agreement will control over the terms of the standard conditions. To the extent there is a conflict between the terms of the standard conditions and any other document, including the scope of services, the terms of the standard conditions shall control those other terms.

19. Calculation of Time. All periods of time referred to herein shall include Saturdays, Sundays and legal holidays in the State of Oregon, except that, if the last day of any period falls on any Saturday, Sunday or legal holiday, the period shall be extended to include the next day that is not a Saturday, Sunday or legal holiday.

20. Notices. Any notices, bills, invoices, reports or other documents required by this Agreement shall be sent by the parties by United States mail, postage prepaid, or personally delivered to the addresses listed in the Agreement attached hereto. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.

21. Nonwaiver. The failure of City to insist upon or enforce strict performance by Consultant of any of the terms of this Agreement or to exercise any rights hereunder shall not be construed as a waiver or relinquishment to any extent of its rights to assert or rely upon such terms or rights of any future occasion.

22. Information and Reports. Consultant shall, at such time and in such form as City may require, furnish such periodic reports concerning the status of the project, such statements, certificates, approvals, and copies of proposed and executed plans and claims, and other information relative to the project as may be requested by City. Consultant shall furnish City, upon request, with copies of all documents and other materials prepared or developed in relation with or as a part of the project. Working papers prepared in conjunction with the project are the property of City, but shall remain with Consultant. Copies as requested shall be provided free of cost to City.

23. City's Responsibilities. City shall furnish Consultant with all available necessary information, data, and materials pertinent to the execution of this Agreement. City shall cooperate with Consultant in carrying out the work herein and shall provide adequate staff for liaison with Consultant.

24. Arbitration.

All disputes arising out of or under this Agreement shall be timely submitted to nonbinding mediation prior to commencement of any other legal proceedings. The subsequent measures apply if disputes cannot be settled in this manner.

(a) Any dispute arising out of or under this Agreement shall be determined by binding arbitration.

(b) The party desiring such arbitration shall give written notice to that effect to the other party and shall in such notice appoint a disinterested person of recognized competence in the field as arbitrator on its behalf. Within fifteen (15) days thereafter, the other party may, by written notice to the original party, appoint a second disinterested person of recognized competence as

**STANDARD CONDITIONS TO OREGON CITY  
PERSONAL SERVICES AGREEMENT**

arbitrator on its behalf. The arbitrators thus appointed shall appoint a third disinterested person of recognized competence, and the three arbitrators shall, as promptly as possible, determine such matter, provided, however, that:

(i) If the second arbitrator is not appointed as described above, then the first arbitrator shall proceed to determine such matter; and

(ii) If the two arbitrators appointed by the parties are unable to agree, within fifteen (15) days after the second arbitrator is appointed, on the appointment of a third arbitrator, they shall give written notice of such failure to agree to the parties and, if the parties fail to agree on the selection of the third arbitrator within fifteen (15) days after the arbitrators appointed by the parties give notice, then, within ten (10) days thereafter, either of the parties, on written notice to the other party, may request such appointment by the presiding judge of the Clackamas County Circuit Court.

(c) Each party shall each be entitled to present evidence and argument to the arbitrators. The determination of the majority of the arbitrators or the sole arbitrator, as the case may be, shall be conclusive on the parties, and judgment on the same may be entered in any court having jurisdiction over the parties. The arbitrators or the sole arbitrator, as the case may be, shall give written notice to the parties, stating the arbitration determination, and shall furnish to each party a signed copy of such determination. Arbitration proceedings shall be conducted pursuant to ORS 33.210 et seq. and the rules of the American Arbitration Association, except as provided otherwise.

(d) Each party shall pay the fees and expenses of the arbitrator appointed by such party and one-half of the fees and expenses of the third arbitrator, if any.

25. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction's conflicts of law, rules or doctrines.

26. Limitation.

Neither party shall be liable to the other party for any indirect, consequential, incidental, exemplary or punitive damages (including, without limitation, lost profits and lost business), arising out of or related to this agreement or the services, even if it has been advised of or is aware of the possibility of such damages, and regardless of whether arising in tort (including negligence), contract, or other legal theory. To the fullest extent permitted by law, the liability of consultant to the City for any reason and upon any cause of action shall be limited to the greater of (I) Five hundred thousand dollars (\$500,000) or (II) Three (3) times the amount of the annual compensation received by consultant in connection with the services made the basis of this agreement. This limitation applies to all causes of action in the aggregate.

# RESPONSE TO REQUEST FOR PROPOSAL

## Risk Management Insurance Agent of Record Services



# OREGON CITY

### PRESENTED BY:

**SHON DEVRIES**

**Regional Sales Director, Oregon**

**JIM BAKER**

**Sales Executive**

### Propel Insurance

805 SW Broadway, Suite 2300  
Portland, OR 97205

**1.800.499.0933**

[www.propelinsurance.com](http://www.propelinsurance.com)



# propel

INSURANCE

AN ALERA GROUP COMPANY



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May 3, 2024

Attn: Shaunna Kaufmann, Executive Assistant  
City of Oregon City  
625 Center Street  
Oregon City, OR 97045

RE: Risk Management Insurance Agent of Record RFP Response

Dear Shaunna,

We are honored to be a part of the City of Oregon City's 2024 Risk Management Insurance Agent Request for Proposal (RFP) process and pleased to provide the attached response. This proposal is being submitted on behalf of Propel Insurance Agency, LLC, doing business as Propel Insurance ("Propel").

Propel will continue to show our relentless commitment to:

- Having a shared **"culture of caring"** and **commitment** to serving the City of Oregon City (the "City") mission by providing services that complement your efforts in serving the community.
- Being an **enthusiastic** advocate for the City by being **accessible** at all times to **listen and respond** with **fresh** and **innovative** ideas aimed at your specific needs;
- Being **proactive** in keeping you informed of Oregon public entity trends and emerging risks, including **specific strategies** that you can implement; and
- Being **creative** and **committed** to developing and managing a **plan** to achieve your objectives.

Thank you for the opportunity to describe our capabilities and I hope we have provided sufficient information to demonstrate our deep interest in continuing to work with the City of Oregon City.

Best regards,



**Jim Baker**  
Sales Executive and Partner



**Shon DeVries**  
Regional Sales Director, Oregon

# A brief intro to ALERA GROUP & PROPEL INSURANCE

## About PROPEL INSURANCE

Propel Insurance has earned a reputation for helping companies reach their potential, providing innovative insurance solutions, risk consulting, workers' comp cost containment, and employee group benefits to thousands of businesses and individuals.

With offices throughout the Northwest, Southeast, and other parts of the country, Propel Insurance serves clients in all 50 states and internationally. With decades of industry experience, we bring our clients a real-world understanding of the challenges they face. At Propel, we're not just in the insurance business; we're in your business.

## About ALERA GROUP

Alera Group is an independent, national insurance and wealth services firm with more than \$1 billion in annual revenue, offering comprehensive employee benefits, property and casualty insurance, retirement plan services and wealth services solutions to clients nationwide. By working collaboratively across specialties and geographies, Alera Group's team of more than 3,500 professionals in more than 150 offices provides creative, competitive services that help ensure a client's business and personal success.



Smarter insurance starts here.

[PROPELINSURANCE.COM](https://propelinsurance.com)

Find your momentum.

## Attachment A: Proposal Questions

A. Provide the name of the Proposer and its address, telephone number, and website address. Provide the Proposer's contact person's name, email address and direct telephone number.

**Propel Insurance Agency LLC**

805 SW Broadway, Suite 2300  
Portland, OR 97205

503.467.7540 main | 800.499.0933 toll free  
www.propelinsurance.com



propelinsurance.com

**Jim Baker, WC Lead**

jim.baker@propelinsurance.com  
503.467.7544 | 503.250.4153 mobile

**Shon DeVries, P&C Lead**

shon.devries@propelinsurance.com  
503.467.7575 direct | 503.929.0630 mobile



linkedin.com/company/propel-insurance/

B. Provide a summary and describe how the Proposer will provide the services as outlined in the Scope of Services and complies with the Minimum Proposer Requirements sections.

Propel is proud of our long partnership with Oregon City which is now approaching 15 years with Propel and over 25 years under Jim's stewardship including our predecessor company (Liberty Northwest). Reflecting on our historic partnership best exemplifies both our fundamental approach to serving the City and ultimately aligning with the Scope of Services. We don't rest on our tenure, however, as we are part of an everchanging industry. Propel is always evolving to ensure the City receives the most innovative solutions, technical consulting, and strong advocacy.

The following highlights a few key engagement points which relate to each category in the City's required Scope of Services:

**RISK ANALYSIS:**

- Propel and the City have worked together effectively during all 12 months of each year (not just the renewal period) to recap overall loss performance and strategize/prioritize on City service needs and overall risk management objectives. We develop a plan and track execution via our monthly "Open Items" calls. A sampling of services include:
  - Customized work comp and general insurance claims training. Propel, in partnership with SAIF and CIS, developed City specific training addressing effective techniques in reporting, managing, and mitigating loss exposure.

- Analysis of deductible options available through CIS analytics tool to retain optimal risk and mitigate premium impact.
- Assistance reviewing a wide variety of business agreements – ranging from facility use agreements to construction contracts to film production agreements – to ensure adequate risk transfer from the City to counterparties.
- Assistance with reviewing risks of new and existing community services from Parks, Public Work, Police, Library and many other City departments.
- Other deliverables include prior assistance with formalizing the City's Return to Work program, suggestive training related to Active Shooter (Run, Hide, Fight), bridging connection between Jeff Williams (CIS) and Chief Band. Recreational Immunity insights, Introduction to Medcor (Nurse Triage), Recap of 2023-24 WC legislative changes, intro to Safety in Motion ergonomic program, Experience Rating analysis, Volunteer coverage review, etc.
- *A challenge with all Cities is finding the workable balance of where the City has capacity to dedicate resources. Jim and Shon navigate by targeting high impact objectives while being mindful of what is achievable. We have many different planning tools and are open to new approaches that best meet the City's needs. All in all we take pride around our consistent commitment to our monthly City meetings and execution on action items born from these sessions.*

### **INSURANCE ADMINISTRATION:**

- We believe Propel's underwriting and claim advocacy have helped generate positive outcomes. Specific examples include:
  - The City work comp program has experienced loss performance challenges over the last 5 years resulting in more intense underwriting. The City loss ratio has exceeded 200% 3 out of the last 4 years. SAIF would typically initiate significant rate Tier increases which is their mechanism for price increases. Propel's advocacy has helped the City save between 9% and 37% (range of SAIF's higher Tiers) by avoiding excessive Tier increases.
  - Propel proactively initiates a mid-term "Unit Stat" work comp claim review each year to review claims with reserves. These reserves can have a significant impact on the City's Experience Rating and ultimately costs. Our loss development mapping reflects that the City has not experienced significant "over reserving" (when initial claim values are high then develop down) which results in Mod inflation. Rather, we see a natural development progression on values which is less impactful on the Mod. This dynamic is often a result of proactive engagement with SAIF before the Mod value date and the City's tight internal claims management controls.

- Propel has reviewed and audited the City's statement of values to assure property locations are adequately valued and to keep pace with appraisals provided by CIS.
- Every CIS renewal, Propel works with the CIS underwriting team and their online analytics tools to develop alternatives for retention levels and additional coverages to assure the City is aware of all available options.
- Jim and Shon pushed all possible boundaries on a recent Cyber claim. In short, this situation best reflects our commitment when challenging situations arise. We care deeply and it's personal.

#### **GENERAL RISK MANAGEMENT SERVICES:**

- The Propel team takes great pride in serving the City both proactively while also being responsive when called upon. We have a solid team of experts that can support the City in a variety of ways including:
  - Propel provides both work comp and property/casualty claim consulting services. Most of our consultants have prior adjusting experience and bring peer to peer advocacy to assist in the most complicated claim situations.
  - Propel has a comprehensive suite of risk management resources including in house consultants who can assist with specific challenges or provide strategic guidance. Our risk platform, including Succeed Management and Zywave, are extensively used by the City at no additional cost.
  - Jim and Shon have also worked, with strategic intention, to involve our respective partners in SAIF and CIS. We have assisted in initiating both CIS and SAIF risk surveys and overall engagement at the carrier level. This genuinely helps the City with "continuous improvement" in the overall risk management program while also fueling the underwriting relationship. Carrier engagement does not always occur without broker initiation and direction.

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#### **C. Provide a summary of the Proposer's scope and length of experience with public sector clients. Describe the Proposer's experience working with CIS and/or SAIF.**

---

Jim Baker, Shon DeVries, and Propel at large, are very fortunate to have a longstanding relationship in serving the City over many years. Our history of providing the City with strategic guidance, crisis management, claims advocacy, loss prevention, training, tracking software, facilitating market relations, and general program stewardship best exemplifies the broad scope, and experience, of our work.

Our firm places nearly \$1 billion in premiums annually, most of which is domiciled from Northwest based organizations, making Propel one of the largest independent agencies in the region. We currently have approximately 70 public entity clients throughout the



Northwest with more than \$150 million in premiums placed with public entity insurers. **We regularly attend and sponsor CIS events and participate in the CIS Trust Advisory Committee meetings.** In addition, we actively participate in school and public entity associations such as Oregon Public Risk and Insurance Managers Association (PRIMA), Property & Casualty Coverage for Education (SDIS), Special Districts Association of Oregon (SDAO) and Oregon Government Finance Officers Association (OGFOA).

Propel has an excellent relationship with SAIF both operationally and in a leadership capacity. **We hold the honor among very few brokers serving on SAIF's Agency Council (advisory board).** Additionally, we have grown to become one of SAIF's largest agency partners, if not the largest, which is indicative of the unique workers' compensation practice Propel has built. In addition to serving on SAIF's council we attend their annual summit as well as remaining active throughout the year with their leadership and in other training venues.

In addition to our work with CIS and SAIF, Propel is deeply rooted in our community with many clients that interact with the City on a daily basis. In addition, over the past 20 years, Shon DeVries has been involved with billions of dollars of local, public construction projects placing insurance, reviewing contracts and assisting public agencies with equitable risk allocation allowing local business to participate on public projects. This experience adds context to our advice that improves outcomes for the City.

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D. Provide an organization chart for the team that will serve our plan. Provide brief biographies of each individual who will serve our plan. List licenses and applicable certifications held by these individuals.

---

Propel is uniquely qualified to deliver a cohesive team approach to serving the City. Our proposed account service team delivers over 150 years of combined experience working with complex risk issues for public entity clients throughout Oregon. We propose the following team structure:


**Shon DeVries**
*P&C Lead*

- 34 Years in Industry
- CPCU, CRIS, CIC
- Licensed in 10 States
- Cornell University


**Jim Baker**
*WC Lead*

- 35 Years in Industry
- CIC Designation
- OR insurance license
- University of Colorado


**Sarah Plummer**
*Service Manager*

- 17 Years in Industry
- CISR Designation
- OR insurance license
- Portland State University


**Denise Mehelich**
*WC Account Manager*

- 23 Years in Industry
- OR insurance license
- CERT and OSHA Certified


**Josh Parra**
*P&C Account Manager*

- 3 Years in Industry
- OR insurance license

Brokerage Service Team


**Corinna Kupelwieser**
*Senior Risk Executive*

- 25 Years in Industry
- Certified Safety Instructor
- OR insurance license
- University of Guelph


**Jennifer Macdonald**
*WC Claim Manager*

- 20 Years in Industry
- CLM Fellow
- OR insurance license
- Oregon State University


**Tracy Stansbury**
*Claim Consultant*

- 26 Years in Industry
- Certified Claim Examiner
- OR insurance license

Technical Service Team

E. Has the Proposer, subcontractors, or on-site service representatives been cited or reprimanded by any regulatory agency within the past 10 years?

No, neither Propel Insurance Agency LLC, our subcontractors nor on-site representatives have been cited or reprimanded by any regulatory agency within the past 10 years.

F. Briefly describe the Proposer's overall risk management philosophy. Detail Proposer's criteria for selecting and retaining insurance providers.

### ***Risk Management Philosophy***

Propel's risk management philosophy relies on a combination of experience, engagement, and collaboration. Shon and Jim each have over 30 years in the industry so we've experienced things with clients and insurers that can help us provide valuable insight to the City's Risk Team. Our team provides a unique blend of underwriting expertise, brokerage service competence, public entity involvement, in-the-trenches safety consulting and local claim advocacy.

We've engaged in monthly meetings with the City and frequent contact to serve as a sounding board for complex issues the City faces. We encourage the City to engage us with any risk management or insurance challenge faced by various departments and claims coming from the public. Frankly, we've experienced some interesting things together – from overly engaged citizens stressing City resources to a complex cyber claim to a giant pothole damaging vehicles on a major highway – that we have all learned from and responded to together. We collaborate as a team – Propel and the City – to understand issues and respond to the needs of City staff and members of the public.

### ***Insurance Provider Selection***

Since most of the insurance Propel places for the City is in two main programs – CIS and SAIF – we do not anticipate much in the way of insurance provider selection requirements. However, Propel has a strong insurer selection process that relies on a combination of size and relationships to nurture a market presence to provide the best results for our clients. Our insurance company relationships are procured with the following in mind:

- rating/financial strength,
- ability to serve our client needs,
- strong underwriting policy forms,
- competitive rating platform,
- and regional presence.

The market is constantly changing with carriers adjusting their appetite, impact from consolidation and new or departing markets in the Northwest. Propel has three Market Placement specialists based in our Portland office that work closely with our carrier partners to ensure we are current with the latest developments.

As an independent agent, Propel has direct access to hundreds of insurers, many of whom can participate on various lines of coverage for public entities. Since Oregon is an attractive market, we are often able to seek alternatives to CIS and SAIF that, at times, could provide

enhanced coverage and pricing. We access surplus lines carriers through one of five wholesale firms and their public entity teams with whom we have strong relationships.

**G. Describe Proposer's suggested service plan. What consulting services are available for property/casualty, contract liability, workers' compensation, and loss control?**

Propel has enjoyed a wonderful service relationship with the City over the past 5 year service period and the preceding 20 years. Our goal has been to efficiently deliver the required insurance and risk management services while acting as a sounding board for the City Risk Team and any other City staff that has insurance or risk management questions. The core of our service platform has been a monthly Risk Team meeting where we follow up on open items and discuss emerging issues. We propose to continue the monthly meetings and continue our focus on risk management improvement, consulting service and annual renewal-cycle planning. If the City prefers a different planning approach we are always open to new ideas.

**Annual Service Planning**

We work best when we create a service plan that we can clearly define to keep both our teams on task. Based on our knowledge of working with the City over the past 5 years, these are the

Key milestones in our Annual Service Plan:

| <b>City of Oregon City – Annual Insurance and Risk Management Plan</b> |                        |                             |
|------------------------------------------------------------------------|------------------------|-----------------------------|
| <b>Action Step</b>                                                     | <b>Action Owner(s)</b> | <b>Due Date</b>             |
| Monthly Risk Team Planning sessions                                    | Risk Team, Propel      | 2 <sup>nd</sup> Tues at 2pm |
| CIS Annual Meeting – Timeline Update                                   | Shon and Jim           | Mid-February                |
| Risk Management Best Practice Review and Service Prioritization        | CIS and Corinna        | Early March                 |
| CIS and SAIF Claim Reviews with Unit Stat Review                       | Propel, Risk Team      | March                       |
| Insurance Analysis and Budget                                          | Shon and Jim           | Mid-April                   |
| Obtain and Input Updated Exposure Detail                               | Shon and Josh          | May                         |
| Negotiate Renewal Pricing with CIS and other Insurers                  | Shon and Josh          | June                        |

|                                               |                   |           |
|-----------------------------------------------|-------------------|-----------|
| Deliver Insurance Renewal Options             | Propel, Risk Team | June      |
| Obtain Workers Comp Renewal Exposures         | Jim and Denise    | July      |
| Negotiate Workers' Comp Renewal               | Jim and Denise    | August    |
| Present Workers' Compensation Renewal Options | Jim               | September |

### Consulting Services

Propel's team outlined in the Organizational Chart has over 150 years of combined experience all of whom will contribute to consulting on the City's program. We work within our roles but also collectively as a team towards larger strategic initiatives. Our specific consulting services include:

- **Claim Consulting.** Propel is very fortunate to have just brought Tracy Stansbury onto our claim consulting team in Portland. Tracy has over 20 years' experience working as an adjuster and third-party claim administrator on Oregon public entity claims – including 8 years with CIS claims. She has deep experience helping numerous Oregon cities achieve better outcomes with police liability, tort claims, property losses and auto claims.
- **Risk Management Consulting.** Corinna Kupelwieser has unique optics having served as risk manager for a large ski resort which operates like a mini city. She understands the challenges of incorporating text book risk concepts, recommendations, and best practices into real action plan. It's not easy to build a culture, sustain momentum, and otherwise get employee engagement. This is Corinna's specialty.
- **Program Consulting.** Jim and Shon have extensive experience with insurance program design, policy form analysis, underwriting/rating fundamentals, and overall large client strategic planning. We are sharp and prepared negotiators on behalf of our clients. Propel is different in relation to most of our competition as we commonly work in a team (co-producer) environment. This creates a dynamic think tank and broader spectrum of input for our clients.
- Propel also has a strong partner network that we look to for solutions outside of our in-house professionals including legal, risk management, accounting, claim specialists, crisis management, and wholesale agency partners. We find solutions to our client's problems both inside and outside our organization.

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#### H. Describe the loss prevention services available from Proposer.

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Risk management and Loss Control services are at the very core of how we serve our clients. Propel's best success comes from helping our clients plan, prioritize, and deliver resources in support of their risk management goals and objectives. We have delivered a variety of risk management services to the City in coordination with SAIF and CIS. We propose to continue delivering risk management consulting, training and advisory services with the following key deliverables:

- Build on initial work related to CIS Best Practices Survey to develop priority-based improvement plan aimed at achieving a higher score in key areas that drive premium cost.
- Execute on ongoing planned work comp Accident Investigation review and training.
- Continue to be available for safety committee engagement. Suggest ModMaster (Mod analysis) review with team to educate on financial impact of work comp experience.
- Utilize training and educational resources via the Propel Risk Management Center (powered by Succeed Management Solutions and Mywave/Zywave). We have already onboarded and trained the City on utilizing these resources. The City is a "superuser" of Succeed Management. We have a designated consultant who can assist further in expanding the City's usage capabilities. See the Stewardship Report in the Appendix for additional information.
- CIS and SAIF offer tremendous resources. The key is prioritizing and planning how best to utilize those resources. Propel will continue to coordinate the vast resources available from SAIF and CIS to deliver services on a priority basis adjusted to the time and availability of City staff.
- *As a true independent agency, we pride ourselves on "thinking outside the box". The key is calibrating resources and consultative input to match the City's short and long term needs. In that spirit we have formed a variety of partnerships which bridge creative, or more effective solutions, such as (additional costs for these resources may apply):*
  - *Emergency Response Training*
  - *Insight Integrity Screening.*
  - *Medcor Nurse Triage services.*
  - *Synergy Loss Control Consulting (one of several outside consulting resources to independently evaluate public and employee safety exposures).*



We also invite you to visit Propel's website at [www.propelinsurance.com/insights](http://www.propelinsurance.com/insights) to see our blog posts on emerging risk issues that our clients face. We have included recent posts on some of the issues described below in our Appendix, but we have many more issues addressed in the blog.

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**I. What assistance will Proposer provide in developing detailed summary claims data across all lines of insurance?**

---

Propel's claim services are built around supporting, advocating, and guiding clients through what can otherwise be a challenging process. We directly employ 10 claim consultants, including Tracy Stansbury and Jennifer Macdonald in Portland, many of whom previously worked as insurance adjusters. As such, they are uniquely experienced with anticipating, and bridging, both client and company needs. Our local presence and network of resources are also critical when quick action is needed in response to a crisis situation.

Oregon City's current insurers, CIS and SAIF, also both provide robust claim reporting and analysis tools. Propel adds "claim data" value in several different ways including benchmarking key performance indicators (i.e.: claim frequency and severity, loss ratios relative to premium, trend analysis, etc.). We also utilize several unique capabilities to analyze workers' compensation performance via our Mod Master and Loss Forecaster tools. Finally, since all non-comp claims are reported to Propel we have reporting capabilities from our Agency Management System.

### ***Property and Liability Claim Services***

All Oregon City claims, other than worker's compensation, can be reported through Propel. This unique structure allows us to consult with Oregon City initially, determine best plan of action, then engage immediately on Oregon City's behalf. Our goal is to help Oregon City achieve fast, fair, and equitable claim resolutions so our expertise is available not only to the City but also to ensure claimants are treated fairly. Please refer to Exhibit 4 which reflects Propel's Property and Casualty claim tracking spreadsheet.

When questions or concerns arise with ongoing claims our consultants collaborate in a "peer-to-peer" style with the carrier adjusters. In addition, complex claims, or otherwise claims with "red flags", can be tracked by our consultants for ongoing advocacy.

### ***Workers' Compensation Claim Services***

Propel has developed a best-in-class solution to managing and reducing workers' compensation costs via our Comp360 program. Very few agencies dedicate deep broker resources to servicing workers' compensation, and specifically claims, primarily due to relatively low revenue levels, high operational service demands, and state fund dominance. Whereas Propel employs 5 workers' compensation claim consultants who share a combined 125+ years of Oregon claims experience. We help guide claim strategy as well as

utilize our internal follow-up “claim tracking” system to ensure action plans are followed. Our consultants also provide unique reserving evaluations particularly in relation to Oregon City’s “Unit Stat” (Mod cut-off) date. Among other things, our claims professionals train and consult in general areas such as WC claims 101, Return to Work, managing complex medical issues, coordinating resources related to employment releases, and engaging carrier technical resources (i.e.: nurse case management, surveillance, EAIP recoveries, etc.).

---

**J. What does the Proposer do to stay current with changes in the insurance industry and how those changes affect local governments?**

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Jim and Shon are active students of the risk management and insurance industry. We participate in the annual CIS Conference, as well as CIS Trust Advisory Committee phone conferences and training sessions. Shon is an active participant in Oregon PRIMA and Oregon RIMS, having presented sessions at both organizations several times within the past 5 years. In addition, both Jim and Shon actively participate in worker safety related organizations such as Safe Build Alliance and the American Society of Safety Professionals.

Shon is a frequent speaker at industry events, such as the Governor’s Occupational Safety and Health Conference and the Construction Safety Summit. Shon has also testified at the Oregon Construction Contractors Board and remains active with legislative issues that impact the insurance industry. Jim often attends Ruble Graduate courses as part of maintaining his Certified Insurance Counselor (CIC) designation and is an active participant in RIMS as well.

Corinna is the past Chapter president of Columbia- Willamette Chapter of the American Society of Safety Professionals and chaired the 2019 Governor Occupational Safety and Health (GOSH) conference.

The entire Propel team are licensed insurance professionals, which requires satisfying continuing education requirements of at least 24 hours during a 2-year license term. Propel also provides in-house training for our insurance professionals with sessions approved by the Oregon Insurance Division on a variety of industry topics.

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**K. Who will serve as the City’s contact for daily questions and issues related to the administration of the City’s plan?**

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Jim Baker and Shon DeVries will continue to serve as the overall co-account leads, due to their long-standing relationship with and knowledge of the City of Oregon City. We feel unique in that we have a strong track record of interacting with the City on all issues and not just handing off to the team. However, our team is fantastic. Sarah Plummer and Josh Parra will be the day-to-day service coordinators working with CIS and in conjunction with

Denise Mehelich, who will continue her responsive service on the workers' compensation program.

Propel is a strong advocate for staff at every level of public agencies to have a foundation of risk management and insurance knowledge. However, the business of running a city and keeping the public safe takes a great deal of expertise that is different from insurance. We are experts in insurance so your staff does not have to be. The transactional side of our business – from updating insurance schedules, to processing renewals, to creating new coverage alternatives in the market, to issuing certificates of insurance, to submitting and negotiating claims – are areas where industry expertise will yield better results. We approach it as a team effort, working closely with you in connection with CIS, but we do the heavy lifting from a position of experience that minimizes re-work and optimizes results.

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**L. Describe any on-line services, including trainings, available to the City.**

---

Propel is adept at navigating both the SAIF and CIS systems to ensure the City has access to information and benefit of tools available. In addition, Propel offers web-based client collaboration tools to our clients with free access to PropelPort, a web-based client portal that provides you access to information and resources related to your risk management performance.

PropelPort, powered by Zywave, allows resources related to monitoring legislative developments, compliance issues and insurer financial standing. Zywave keeps data current and organizes information in a manner that allows Propel and our clients to receive alerts and monitor developments. Oregon City currently uses the Mywave feature to maintain OSHA 300 Log.

Our platform includes *Succeed Management Solutions* which the City currently uses extensively. This robust system provides training and tracking capabilities which enables employers to:

- Access a best practices safety library
- Train employees online and track with a learning management system
- Track and report incidents
- Build a behavior-based safety program
- Protect against liability through certificate of insurance management
- Comply with OSHA and other regulatory bodies
- Manage GHS system

We can use eSafe Portal to allow us to collaborate in a secure environment with our clients. We also utilize training and resource tools available from insurers. We expect these resources to continue evolving to create efficiencies for our clients.

Propel has moved to a paperless environment, utilizing various tools like Image Right and Sagitta (our agency database) to improve our sustainability and make client communications more efficient. Every document related to your account is carefully stored in electronic folders for easy retrieval and archival purposes. In addition, we have an advancing social media presence where we are often posting best practice information, white papers and expanded content. Our clients have provided positive feedback on the quality of content we make available – in fact we invite you to view our website at [www.propelinsurance.com](http://www.propelinsurance.com), to see some of the tools we provide to our clients.

## Fees and Expenses

Provide a detailed breakdown of costs to perform the services on an annual flat fee basis.

Propel has truly enjoyed our 15 year partnership with the City of Oregon City. We understand that the City faces budget strain every year so our goal is to propose a fair compensation structure based on the scope of services the City has required from Propel over the past 5 years. We have prepared our proposed fee to compensate for all services described in the Scope of Services section of the RFP document. We propose to continue a flat fee for property/casualty-related services and commission for workers' compensation-related services.

CIS local agents are typically compensated with a commission equal to 10% of the premiums the insured City or County pays to CIS. For Oregon City, that amount would have been \$84,255 in 2023-24 (shown as "Risk Management Allowance" on CIS invoice). However, since Propel is paid a fee in lieu of commission for our services on the CIS coverage, we pass through a **savings of over \$60,000** per year to the City. Propel is able to sustain this through service efficiencies that cement our partnership commitment to the City of Oregon City.

For the next 5 year service period, Propel proposes to continue the following fee structure, which contemplates an approximately 2.5% cost of living increase each year, continuing from where we left off in 2023-24:

| Year    | Fee      |
|---------|----------|
| 2024-25 | \$22,350 |
| 2025-26 | \$22,900 |
| 2026-27 | \$23,475 |
| 2027-28 | \$24,000 |
| 2028-29 | \$24,600 |

Workers' compensation will continue to be compensated through commission payable by SAIF as they are not able to remove commission. We propose to earn SAIF commission in addition to the fee stated above to compensate for our workers' compensation related services.

## Exceptions to Personal Services Agreement

Propel has reviewed the City of Oregon City Personal Services Agreement (Standard Conditions) included with the RFP document. Following is a summary of our requests for equitable negotiation of the terms:

- Section 9 –Typically, we would want to own our deliverables and provide client with a license to use the deliverables. Here, the City is requiring us to give the City ownership of the deliverables.
- Section 13 – Made a minor edit to the indemnity provision.
- Section 13 – The insurance provisions need to be reviewed by Alera/Propel risk management
- Section 26 – Added a limitation of liability.

We have included an annotated copy of the Personal Services Agreement with our requested changes in the Appendix.



# Attachment B: RFP Proposal Form

## ATTACHMENT B: RFP PROPOSAL FORM

### Risk Management Agent of Record

To: City of Oregon City

From: Propel Insurance Agency LLC Proposer Name

805 SW Broadway, Suite 2300 Proposer Address

Portland, OR 97205 City, State, Zip Code

(503) 467-7575 office, (866) 577-1326 fax,

shon.devries@propelinsurance.com Phone, Email & Fax Number

### Submittal Requirements Checklist:

☒ Provide complete responses to the questions in the order provided in Attachment A.

☒ A complete copy of the Proposer's plan document.

☒ Proposal is submitted by the deadline.

☒ A completed and signed RFP Proposal Form (Attachment B).

I hereby acknowledge I have read and understand the insurance requirements listed in Attachment "B", and have either 1) provided an insurance certificate showing amounts of current coverage or 2) provided a statement below indicating the Proposer currently has the necessary coverage(s) or is willing to obtain, at proposer's cost, the necessary coverage(s) required.

Signed: Shon DeVries Dated: 5/3/2024

Title: Regional Sales Director, Oregon



# Risk Management Center 2024 Stewardship Report

The Stewardship Report demonstrates our commitment to providing valuable solutions that impact our customer's bottom line. The report details usage statics of our Risk Management Center and the resources engaged over the policy period.

Prepared 05/02/2024  
For **City of Oregon City**

Powered By  
 **KPA**

# Account Usage

From 05/02/2023 to 05/02/2024

| Section                     | All Time Usage | Last Visit |
|-----------------------------|----------------|------------|
| Account Usage               | 926 logins     | 04/25/2024 |
| Resources Usage             | 255 visits     |            |
| BBS Track Usage             | 14 visits      | 03/18/2024 |
| COI Track Usage             | 9 visits       | 07/14/2022 |
| Incident Track Usage        | 11 visits      | 08/10/2023 |
| Job Description Track Usage | 8 visits       | 08/10/2023 |
| SDS Track Usage             | 211 visits     | 08/10/2023 |
| Training Track Usage        | 422 visits     | 04/25/2024 |
| Audit Track Usage           | 6 visits       | 08/10/2023 |

\*Logins prior to 2021 are aggregated and may include values from outside of the selected range.

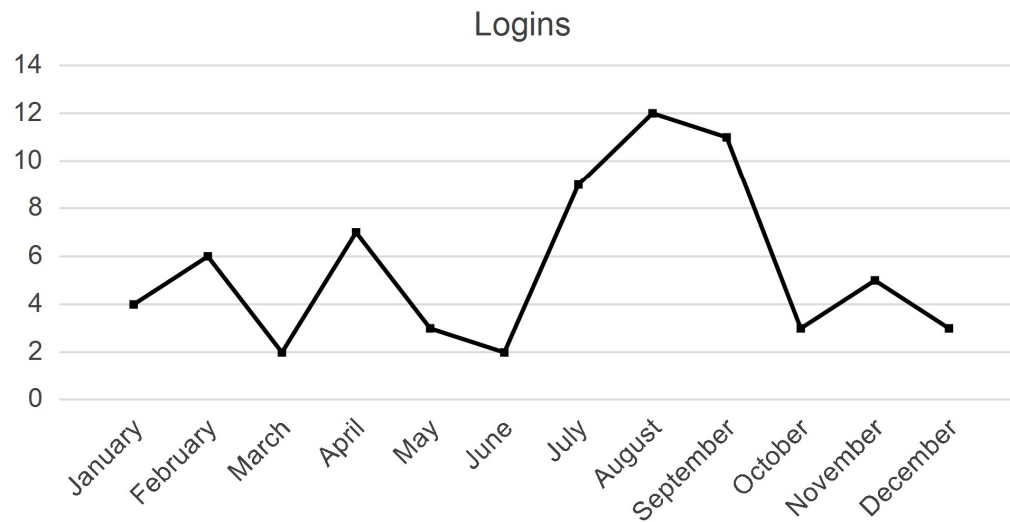


## Account Summary

- Created 08/09/2017
- First Login 08/09/2017
- Last Login 04/25/2024
- 1 Sites
- 294 Employees
- 26 Users

# Account Usage

From 05/02/2023 to 05/02/2024



\*Logins prior to 2021 are aggregated and may include values from outside of the selected range.



## Account Summary

- Created 08/09/2017
- First Login 08/09/2017
- Last Login 04/25/2024
- 1 Sites
- 294 Employees
- 26 Users



# CITY OF OREGON CITY

## Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** City Commission  
**From:** City Manager Tony Konkol  
Assistant City Manager Alexandra Rains

**Agenda Date:** 06/11/2024

### **SUBJECT:**

McLoughlin Promenade Encroachments

### **STAFF RECOMMENDATION:**

Authorize the City Manager to initiate and complete the process of executing license agreements with property owners who are encroaching onto the McLoughlin Promenade.

### **EXECUTIVE SUMMARY:**

As the Commission is aware, the McLoughlin Promenade, a City controlled portion of land, has a number of encroachments into it. The encroachments range from relatively minor issues to portions of buildings. It is the recommendation of the City's legal team that prior to designating the McLoughlin Promenade a Charter Park, the City execute license agreements with the property owners who are encroaching onto the property. A sample license agreement is provided below.

### **BACKGROUND:**

The City Commission and the City's Parks and Recreation Advisory Committee have expressed on multiple occasions the desire to designate the McLoughlin Promenade as a Charter Park. The City's legal team has recommended that prior to that designation, several encroachments into the promenade, such as structures, fences, landscaping, means of access and parking, etc., should be addressed through the issuance of a license to each applicable property owner.

### **OPTIONS:**

1. Authorize the City Manager to initiate and complete the process of executing license agreements with property owners who are encroaching onto the McLoughlin Promenade.
2. Decline to authorize the City Manager to initiate and complete the process of executing license agreements with property owners who are encroaching onto the McLoughlin Promenade and provide alternative direction to staff.

## REVOCABLE ENCROACHMENT LICENSE

THIS REVOCABLE ENCROACHMENT LICENSE ("License") is made as of the Effective Date set forth in Exhibit A hereto by and between the City of Oregon City ("City") and the person or entity identified as "Owner" in Exhibit A ("Owner").

### RECITALS

a) Owner owns the property identified in Exhibit A ("Property"). The City owns property commonly known and referred to as the McLaughlin Promenade. Owner currently uses a portion of the McLaughlin Promenade as identified/and or depicted in Exhibit A as the "Encroachment Area" without legal right for the purposes identified/and or depicted in Exhibit A as the "Approved Encroachment Use."

B. The City is agreeable to allow (subject to revocation as set forth herein) Owner to continue the use of the Encroachment Area for the Encroachment Use subject to the terms and conditions set forth in this License.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

### AGREEMENT

i) **Term of License.** This License shall commence on the Effective Date and shall continue until revoked in writing by the City. City may revoke this License at any time for any reason upon thirty (30) days' written notice to Owner. Owner acknowledges that this License is a license only and does not grant any direct or implied real property interest in the Encroachment Area.

ii) **Purpose of License.** This License is for the sole purpose of allowing Owner to continue the existence and use of the Encroachment Area for the Approved Encroachment Use until revoked by the City. Owner shall not use McLaughlin Promenade for any other purpose. Owner acknowledges that the City owns all right, title and interest to the Encroachment Area free of any claim by Owner of ownership to or rights of possession or use of the Encroachment Area.

3. **Requirement to Remove Encroachment Property to be Removed.** Without diminishing the effect of Section 2 above, Owner acknowledges that City does not agree to permit the use of the Encroachment Area or other City property as to any property designated as "Encroachment Property to be Removed" in Exhibit A hereto and Owner agrees to remove the Encroachment Property to be Removed not later than the "Encroachment Property Removal Date" set forth in Exhibit A.

4. **Removal Upon Destruction.** If any property that is part of the Approved Encroachment Use is destroyed or materially damaged so that it is no longer reasonably useful without material restoration, Owner shall promptly remove such property after such destruction of material damage.

5. **No Compensation.** Owner shall not owe City any compensation for the grant of this License.

6. **Indemnity and Insurance.** Owner acknowledges responsibility for liability arising out of Owner's use of the Encroachment Area. Owner agrees to defend, indemnify and hold the City and its officers, agents, contractors, and employees harmless from and against any and all claims, costs (including reasonable attorney fees), suits, settlements, demands, or other claims relating in any way to Owner's use of the Encroachment Area except to the extent solely caused by the City's gross negligence



or intentional misconduct. Owner agrees to maintain property and liability insurance insuring the Property and Owner's activities and use of the Property and the Encroachment Area.

**7. Miscellaneous Provisions.**

**a. Entire Agreement.** This License contains the entire, final, and complete terms of the License and understanding of Owner and City with respect to the subject matter hereof, and supersedes and replaces any and all written or oral agreements and understandings heretofore made or existing by and between the parties or their representatives with respect thereto.

**b. Notices.** Any notice or other communication required or permitted under this License shall be in writing and shall be deemed given: (i) three (3) days after deposit when mailed by first class mail from within the United States or (ii) one business day after deposit with a nationally recognized express courier. As to the Owner, notices shall be sent to the address of the Property. As to the City, notice shall be sent to the then current City Hall address.

**c. Amendment.** This License may not be amended, modified, or changed, nor shall any provision hereof be deemed waived, except only by an instrument in writing signed by the party against whom enforcement of any such waiver, amendment, modification or change is sought.

**d. Attorney Fees.** In the event a party fails to perform any of its obligations under this License, such nonperforming party shall reimburse the other party for all costs and expenses, including without limitation, reasonable attorney fees, incurred in the enforcement of such obligations. In addition, in the event of any legal action to enforce or interpret this License, or otherwise related to this License, the prevailing party, in addition to all other amounts that the other party may be required to pay, shall be entitled to recover such additional sum for the prevailing party's reasonable attorney fees and costs, as the applicable court determines to be reasonable in the action, including any proceeding at trial, on appeal, or on petition for review, and in any bankruptcy proceeding.

**e. No Third-Party Beneficiaries.** Nothing in this License, express or implied, is intended to confer on any person, other than the express parties to this License any right or remedy of any nature whatsoever.

**f. Counterparts.** This License may be executed in any number of counterparts, each of which shall be deemed to be an original instrument and all of which together shall constitute a single agreement.

**g. No Waiver.** No waiver of any provision hereof by the City shall be effective unless made in writing and signed by the City. The failure of the City to require the performance of any term or obligation of this Agreement, or the waiver by the City of any breach of this Agreement, shall not prevent any subsequent enforcement of such term or obligation by the City or be deemed a waiver by the City of any subsequent breach.

ENTERED INTO by Owner and City as of the Effective Date.

|                                     |                                                                   |
|-------------------------------------|-------------------------------------------------------------------|
| <b>OWNER:</b><br><br><hr/><br><hr/> | <b>CITY:</b><br><br>By: <hr/> Anthony J. Konkol III, City Manager |
|-------------------------------------|-------------------------------------------------------------------|

**EXHIBIT A**

**Effective Date:** \_\_\_\_\_, 202[\_]:

**Property Owner:**

**Property Address:**

**Property Tax Identification Number:**

**Description / Depiction of Encroachment Area:**

**Description / Depiction of Approved Encroachment Use:**

**Encroachment Property to be Removed:**

**Required Date of Removal of Encroachment**

**Jakob Wiley**

---

**From:** James Nicita <james.nicita@gmail.com>  
**Sent:** Monday, June 10, 2024 2:35 PM  
**To:** Denyse McGriff; Adam Marl; Frank O'Donnell; Rocky Smith, Jr.; Mike Mitchell  
**Cc:** Tony Konkol; Bill Kabeiseman; Jakob Wiley; Aquilla Hurd-Ravich  
**Subject:** Request for postponement of agenda item 9a, City Commission Special Meeting June 11 2024  
**Attachments:** City Commission agenda as of 6-9-2024 part 2.jpg.jpeg; City Commission agenda as of 6-9-2024 part 1.jpg.jpg; City Nuisance 6-10-2024.jpg.jpg

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Commission:

Per the attached phone screen shots, as of 10:52 pm last night, Sunday June 9, the agenda packet items for the June 11 special meeting of the City Commission were not posted to the City's website; only the agenda itself was posted.

The agenda packet items were not posted until this morning when I called the Recorder's office to inquire about item 9a.

Item 9a now includes the draft of a very complicated legal document that the city manager and the city attorney want to impose upon the property owners fronting the McLoughlin Promenade.

Needless to say, none of said property owners have ever been notified of this.

I request postponement of this agenda item until the targets of this legal document have been notified and have had sufficient time to review the matter.

James Nicita  
Oregon City

PS: Please find attached as well a fresh photograph of the City's ongoing nuisance outside my front door: three- and four-foot high weeds, dried grass that is now a fire hazard, ugly untrimmed bushes, and an ugly gravel drive without a center grass strip.

Similar City nuisances can be found up and down the Promenade.

Doctor, heal Thyself.

All Meetings

## City Commission Special Meeting

06/11/2024, 7:00 PM

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City

AGENDA

## AGENDA



## City Commission Special Meeting

06/11/2024 07:00 PM

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City

**SPECIAL MEETING OF THE CITY COMMISSION***Ways to participate in this public meeting:*

- Attend in person, location listed above
- Register to provide electronic testimony (email [recorderteam@orcity.org](mailto:recorderteam@orcity.org) or call [503-496-1509](tel:503-496-1509) by 3:00 PM on the day of the meeting to register)
- Email [recorderteam@orcity.org](mailto:recorderteam@orcity.org) (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)
- Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045

**1. CONVENE MEETING AND ROLL CALL****2. FLAG SALUTE****3. CEREMONIES AND PROCLAMATIONS**

3a. Juneteenth Proclamation

**4. CITIZEN COMMENTS**

*Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Commission does not generally engage in dialog with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Commission.*

**5. PRESENTATIONS**

5a. Greater Oregon City Watershed Council Annual Report

5b. Update on the Pavement Maintenance Utility Fund (PMUF)

**6. ADOPTION OF THE AGENDA****7. CONSENT AGENDA***This section allows the City Commission to consider routine items that require no*

AA



meetings.municode.com





06/11/2024, 7:00 PM

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City

↓ AGENDA

## AGENDA

30. Update on the Pavement Maintenance Utility Fund (PMUF)

## 7. CONSENT AGENDA

*This section allows the City Commission to consider routine items that require no discussion and can be approved in one comprehensive motion. An item may only be discussed if it is pulled from the consent agenda.*

- 7a. Contract with The Gunter Group for e-permitting support
- 7b. Oregon City Employee Deferred Compensation Plan Investment Management Services
- 7c. Personal Services Agreement with Brown and Caldwell Inc. for NPDES MS4 and TMDL Support (PS 24-006)
- 7d. Personal Services Agreement for Risk Management and Insurance Agent of Record Services

## 9. GENERAL BUSINESS

- 9a. McLoughlin Promenade Encroachments
- 9b. Parks and Recreation Master Plan

**City Manager**

- a. City Commission 2021-2023 and 2023-2025 Goals Update

**Mayor**

## 11. ADJOURNMENT

## ORDINANCE NOTICE

**If an ordinance is noticed above in this agenda, the text of the ordinance is available online with the posted agenda packet. In addition, three copies are provided for public review in the Office of the City Recorder upon request.**

## PUBLIC COMMENT GUIDELINES







## Jakob Wiley

---

**From:** James Nicita <james.nicita@gmail.com>  
**Sent:** Monday, June 10, 2024 10:44 PM  
**To:** Denyse McGriff; Adam Marl; Frank O'Donnell; Rocky Smith, Jr.; Mike Mitchell  
**Cc:** Tony Konkol; Bill Kabeiseman; Jakob Wiley; Aquilla Hurd-Ravich; Kelly Reid; John M. Lewis  
**Subject:** First blush concerns: Agenda item 9a, City Commission Special Meeting June 11 2024

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Commission:

Since I have no certainty that the City Commission will continue this item, I feel compelled to submit the following first-blush concerns.

1. The proposed licensing agreement, within its own text, defines neither “encroachment,” nor “landscaping.” The staff report semi-defines “encroachment” as such things “such as” - “structures, fences, landscaping...”

In other words, the draft licensing agreement essentially grants the city manager and his hired gun the city attorney carte blanche to define “encroachment” and “landscaping” in whatever arbitrary and capricious manner they want to. Under the draft licensing agreement, “landscaping” could certainly include, merely, flowers, and the city manager could force a McLoughlin Promenade homeowner to take out liability insurance in order to have the right to plant daffodils immediately in front of their homes.

2. What will happen to property owners who refuse to sign this licensing agreement?

3. Aside from shifting costs for liability and enforcement onto citizens and homeowners, what authority does this licensing agreement grant the City that is not already granted to the City in existing charter, code, and policy provisions? The question I think answers itself.

4. I have lived in my house since 2007, and during that time I have spent thousands of dollars maintaining the City's land in front of my house, in time, in landscaping, in electricity for my lawn mower, in water bills to water plants, etc. I have trimmed the City's big black walnut tree that

was here long before me or several predecessor homeowners. The City has NEVER set foot on that land, expended a nickel to maintain its land, in all that time, and I imagine in all the years prior.

If the City Commission proceeds down this path, I will likely remove all my landscaping and my front steps from City property, and I will let the area grow into a gigantic ugly weed patch to welcome all the new visitors to Oregon City coming to see the Cayuse Five memorial and Tumwata Village, and thus surrender to the City its perfect City-owned lair for homeless, robbers and rapists, just like numerous other places up and down the Promenade, such as in front of my neighbor's house at 214 Bluff, the hideously ugly thick patch on the Promenade side of the home at 205 High St., the weed forest immediately above and due east of the VFW parking lot, etc. The City will then be more than welcome to that liability (including negative publicity), and to pay the cost of maintaining and beautifying the portion of the Promenade immediately in front of my house. But given the existing track record, I don't think it will.

If you want to play the petty liability and cost-shifting game, all I have to say is, as the old saying goes, be careful what you wish for.

James Nicita  
Oregon City

On Mon, Jun 10, 2024 at 2:35 PM James Nicita <[james.nicita@gmail.com](mailto:james.nicita@gmail.com)> wrote:  
City Commission:

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Needless to say, none of said property owners have ever been notified of this.

I request postponement of this agenda item until the targets of this legal document have been notified and have had sufficient time to review the matter.

James Nicita  
Oregon City

PS: Please find attached as well a fresh photograph of the City's ongoing nuisance outside my front door: three- and four-foot high weeds, dried grass that is now a fire hazard, ugly untrimmed bushes, and an ugly gravel drive without a center grass strip.

Similar City nuisances can be found up and down the Promenade.

Doctor, heal Thyself.

## Jakob Wiley

---

**From:** Alex Rains  
**Sent:** Tuesday, June 11, 2024 10:19 AM  
**To:** Jakob Wiley  
**Subject:** FW: McLoughlin Promenade Encroachment

---

**From:** Rivers of Life Center <[riversoflifecenter@gmail.com](mailto:riversoflifecenter@gmail.com)>  
**Sent:** Tuesday, June 11, 2024 10:08 AM  
**To:** Kendall Reid <[kendallreid@orc.org](mailto:kendallreid@orc.org)>; Frank O'Donnell <[coachfranko@comcast.net](mailto:coachfranko@comcast.net)>; Denyse MCGRUFF <[guttmcg@msn.com](mailto:guttmcg@msn.com)>; Rocky Smith Jr <[rockylsmith2@yahoo.com](mailto:rockylsmith2@yahoo.com)>; Mike Mitchell <[mike.k.mitchell@gmail.com](mailto:mike.k.mitchell@gmail.com)>; [adam.j.mar112@gmail.com](mailto:adam.j.mar112@gmail.com)  
**Subject:** McLoughlin Promenade Encroachment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kendall:

Because our history of Oregon City goes way back to the 1970's I want to communicate this information to you. We know the City has been trying to figure out what to do about encroachment for a long time but here's what happened in the 70's: The ELC was providing youth and corrections folks and people like me to landscape several historic homes including the Latorutte House, Penrod House, etc. At that same time Harold Breinere (a strong supporter of the City and Kiwanis member) organized a major planting effort to put in specimen rhodys the full length of the Promenade at least to 2nd street overlook. The city budget that was voted on at that time didn't pass so the city decided not to water anything anywhere in their parks. The result was that the rhodys and other specimen plants (large stock) began to wilt and would've died. Our youth at that time and corrections folks worked together with the residents to save everything by filling buckets of water and hand watering the plants.

The majority of the specimen plants on the promenade came from benevolent means of Harold, his Kiwanis club, community members, and our organization to establish and keep them alive. In considering an ordinance/licensing agreement that the city is now considering it would be good to remember that community efforts put in the major plantings out there and kept them alive. It would also be good to consider that when Jon Waverly was on staff he worked with neighborhood members to establish work parties to take care of weed control, fertilization, pruning and all the rest. The community in the McLoughlin area came together at least 2 times a year to take care of the Promenade.

We think a cooperative approach to reestablish neighborhood involvement is the right thing to do rather than approach the situation in a more regulatory manner that leaves a bad taste.

We would be happy to assist in this area as we have in the past. The City's Parks staff are overwhelmed during growth season but we have 8 or more youth that are ready to go if a need exists and we are asked.

--

Jerry Herrmann

President

Rivers of Life Center/Earth Crusaders Program

PO BOX 444

Gladstone, OR 97027

(503)-260-3432

[riversoflifecenter@gmail.com](mailto:riversoflifecenter@gmail.com)

For immediate needs, be advised that contact by phone is preferred



**Jakob Wiley**

---

**From:** Russ Lathrop <rustygraylathrop@gmail.com>  
**Sent:** Tuesday, June 11, 2024 12:19 PM  
**To:** Recorder Team  
**Cc:** Carrie Rose; gregrose43@gmail.com; Shelby Sundling  
**Subject:** Special Meeting June 11

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, City Manager, City Recorder + team and City Commission.

I would like to request a postponement of the vote concerning item 9a of the June 11 City Commission Special Meeting agenda.

I have been told there was a computer glitch that kept the information from being posted until yesterday, Monday, June 10.

The primary reason for this request is that more residents need the chance to read the proposed License Agreement and offer input for the commissioners to discuss.

There have been no notices posted nor letters delivered to owners of property adjacent to Promenade Park.

Some sort of agreement is a great idea. We all want to be good stewards of our parks and city. We can do this together by building a cooperative relationship with the community, the city and the parks department.

Thanks for your hard work and dedication.

Russ Lathrop  
Shelby Sundling  
Greg Rose  
Carrie Rose  
Brad Sargent



## CITY OF OREGON CITY

### Staff Report

625 Center Street  
Oregon City, OR 97045  
503-657-0891

**To:** City Commission **Agenda Date:** June 11, 2024  
**From:** Kendall Reid, Parks and Recreation Director

#### **SUBJECT:**

Parks and Recreation Master Plan

#### **STAFF RECOMMENDATION:**

Staff is requesting approval from the City Commission on the Parks Master Plan.

#### **BACKGROUND:**

In collaboration with PROS Consulting INC, the Oregon City Parks & Recreation Department is finalizing the new Parks Master Plan, a pivotal project to transform the city's parks, recreation facilities, programs, staffing, funding, and landscape management. This ambitious plan outlines a strategic vision for the next 20 years, focusing on the initial decade of implementation. Building on the groundwork established by the 2008 master plan, it adapts to the changing needs of our community.

Initiated in April 2022, the project has undertaken a thorough engagement and planning process. This has included stakeholder interviews with City Commissioners, Committee members, staff, and prominent community leaders conducted by PROS Consulting in early June. The first of several public engagement sessions was held on June 2nd, facilitating open discussions about the project's objectives, anticipated outcomes, and timeline. A Statistically Valid Survey garnered feedback from 401 residents, supplemented by an additional online survey with 184 responses, ensuring a broad spectrum of community input.

The feedback from these surveys and continuous dialogue with the community and stakeholders have been crucial in refining the master plan. This has involved tailoring future services to meet residents' needs and positively contributing to the community's fabric. Further insights have been gained through public engagement events and presentations to the Parks and Recreation Advisory Committee (PRAC).

This meticulous process, including detailed reviews by department staff and stakeholders and the integration of their feedback, highlights the collaborative nature of the plan's development. We are currently in the final stages of integrating the Capital

Improvement Plan (CIP) as an appendix to the master plan. This essential element will guide the implementation of the proposed improvements.

To support the implementation of the master plan, we are exploring various alternative funding sources:

- Citywide Fiscal Policy for Dedicated Funding: Establishing a dedicated funding stream through citywide fiscal policy to ensure sustainable financing for parks and recreation projects.
- Advertising, Sponsorship, and Partnership Opportunities: Leveraging advertising and sponsorship opportunities and forming partnerships to generate additional revenue.
- Grants: Pursuing grant opportunities from various foundations and government agencies that support parks and recreation initiatives.
- Bond or Levy Campaigns: Considering the initiation of bond or levy campaigns to fund significant capital projects outlined in the master plan.
- Park Utility Fees: Implementing park utility fees as a method to fund maintenance and operations of park facilities.
- Review of fees: Assessing current fees to better align with cost recovery goals and ensure financial sustainability.
- Update of Park System Development Charges (SDCs): Revising Park SDCs based on findings from the master plan to support growth-related projects and infrastructure.

These diverse funding strategies are designed to meet the ambitious goals of the master plan while maintaining financial stability and community support.

As we near the project's completion, we are seeking approval from the City Commission. This crucial step will transition us from planning to execution, marking a significant milestone in our commitment to enhancing Oregon City's parks and recreational resources for current and future generations.

#### **OPTIONS:**

1. Approve the Parks Master Plan and provide implementation approval.
2. Do not approve the Parks Master Plan and give further instructions.





NEXT PRACTICE PARTNERS  
be different



# 2023 PARKS MASTER PLAN



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## ACKNOWLEDGEMENTS

THANK YOU TO MEMBERS OF THE COMMUNITY FOR CONTRIBUTING INPUT THROUGHOUT  
THE DEVELOPMENT OF THIS MASTER PLAN

### OREGON CITY COMMISSION

Denyse McGriff, Mayor

Rocky Smith, Jr., Commissioner

Frank O'Donnell, Commissioner

Adam Marl, Commissioner

Michael Mitchell, Commissioner

### OREGON CITY PARKS & RECREATION STAFF

Kendall Reid, Parks and Recreation Director

Denise Toyooka, Assistant Parks and Recreation Director

Melissa Sebastian, Aquatics & Recreation Manager

Kori Buth, Administrative Assistant

Kyle Christoph, Facilities Manager

Cecily Rose, Social Services & Community Center Manager

### CONSULTING TEAM



Neelay Bhatt, CEO & Founder, Next Practice Partners, LLC.

Jason Elissalde, Senior Project Manager, Next Practice Partners, LLC

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## CHAPTER ONE – EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

The purpose of the Plan is to serve as a “blueprint” for City staff and City Commissioners in preparing a needs assessment and action plan to best serve City residents.

This Plan aims to be a flexible and practical document, conceived to enhance current programs, facilities, and services, while also providing a strategic direction for future developments.



### 1.2 PLAN GOALS

- **Maximize community engagement in an inclusive and innovative manner** to ensure the broad interests of the diverse community and stakeholders in Oregon City is heard and can help guide growth and development of parks, open space, recreation facilities, and programming.
- **Utilize a wide variety of data sources and best practices**, including a demographic and trends analysis, statistically valid survey to predict trends and patterns of use and ways to address unmet needs in the City.
- **Determine unique Level of Service Standards** to develop appropriate actions regarding parks, recreation, facilities, and trails that reflects the City’s strong commitment in providing high quality recreational activities for the community.
- **Shape financial and operational preparedness** through innovative and “next” practices to achieve the strategic objectives and recommended actions.
- **Develop a dynamic a realistic strategic action plan** that creates a road map to ensure long term success and financial sustainability for the City’s parks, facilities, and trails, and action steps to support the family-oriented community and businesses that call Oregon City home.

### 1.3 PROJECT PROCESS

The Plan followed a process of data collection, public input, on-the-ground study, assessment of existing conditions, market research, and open dialogue with local leadership and key stakeholders. The project process followed a planning path as illustrated in *Figure 1* below.



Figure 1: Project Process

### 1.4 MISSION, VISION, VALUES AND BIG MOVES

Based on an iterative visioning process with staff and using community input, demographics & trends, and an analysis of the City's maintenance, operations, & level of service, the following Mission Statement, Vision, and Core Values were developed by staff.

#### 1.4.1 MISSION

The newly revised mission statement of the Oregon City Parks and Recreation Department is

“To serve the community”.





#### 1.4.2 VISION

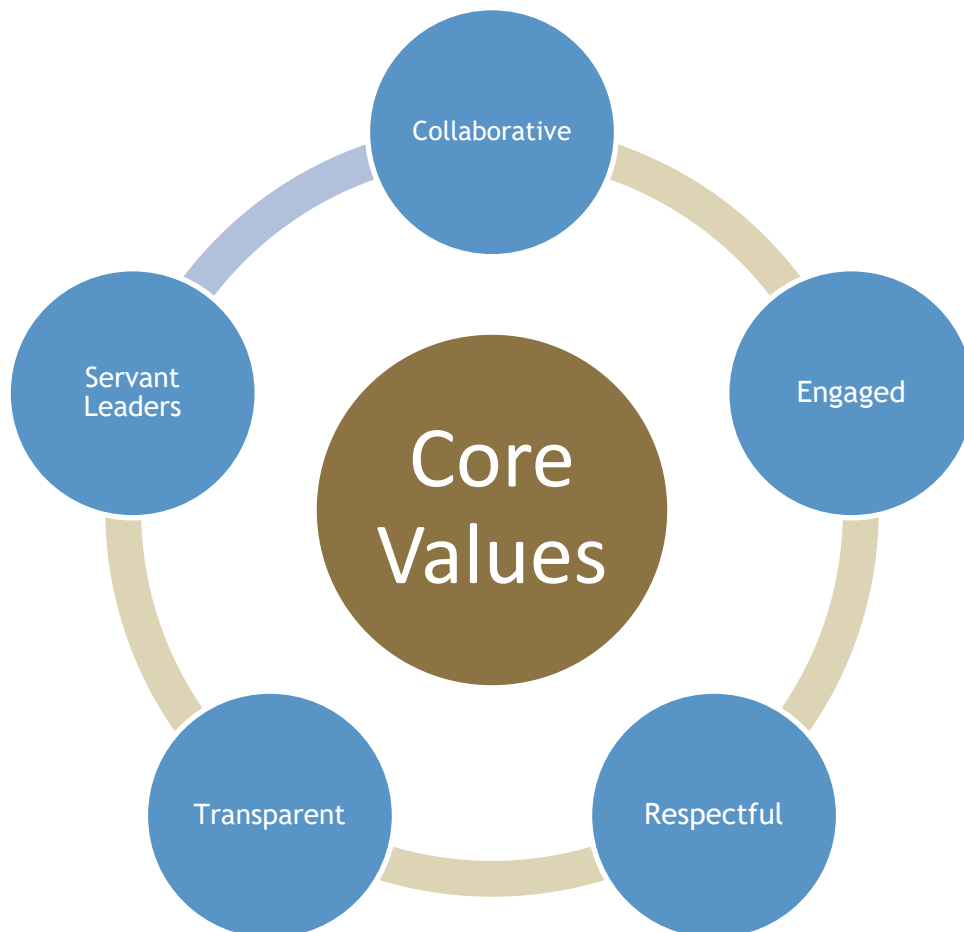
The Department's vision for the future is to be known as

"An inclusive, sustainable, and impactful agency".



#### 1.4.3 CORE VALUES

The Department strives to be one that is collaborative, engaged, respectful, servant leaders, and transparent and has adopted these as their core values to guide future action.



*Figure 2: Core Values*

#### 1.4.4 BIG MOVES

The staff team identified City-wide outcomes they would aspire to achieve from this plan. These Big Moves are the most significant outcomes desired and when achieved, will serve as the legacy fulfilling the Plan's vision. The following are the five Big Moves that were identified through this process:

1. Explore earned income opportunities to enhance funding for the Department.
  - a) Park utility fees
  - b) Initiate a bond or levy campaign
  - c) Review fees and charges to reflect cost recovery goals
  - d) Grants
  - e) Advertising, sponsorship and partnership opportunities
2. Construct an all-inclusive staffing plan encompassing staffing forecast, recruitment strategies, induction processes, training programs, retention initiatives, and succession planning.
3. Formulate an exhaustive maintenance strategy which includes preventative measures, regular upkeep, and a timetable for equipment replacement.
  - a) Created Facility Division to manage all facilities and address all maintenance opportunities.
4. Design a strategic plan for marketing and branding.
5. Master/Business Plan the End of Oregon Trail Interpretive Center and Mountain View Cemetery.



**1.4.5 STRATEGIC ACTION PLAN**

In addition, the consulting team developed an Action Plan that will be updated and utilized by staff to implement and track progress on this plan's recommendations. This was based on the key Strategic Areas identified during the Visioning Workshop. These were then organized based on the Short-term or ST (0-3 years), Mid-term or MT (3-5 years) and Long-term or LT (5+ years).

| <b>Programs, Events, Facilities</b>                                                                                                                                                      | <b>Proposed Timeline</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Expand the aquatic facility to increase program capacity                                                                                                                                 | LT                       |
| Increase staff to support the expansion of programs and special events                                                                                                                   | ST/MT                    |
| Create partnership agreement with local school district(s) to expand programmable space                                                                                                  | MT/LT                    |
| Expand adult rec league programs (pickleball, basketball, kickball, softball, etc.)                                                                                                      | ST                       |
| Purchase and develop usable outdoor space to expand outdoor programs/events                                                                                                              | LT                       |
| <b>Parks/Trails</b>                                                                                                                                                                      | <b>Proposed Timeline</b> |
| Increase connectivity and accessibility of trails                                                                                                                                        | MT/LT                    |
| Increase water access for non-motorized vehicle usage                                                                                                                                    | MT/LT                    |
| Develop fenced dog park areas                                                                                                                                                            | ST                       |
| Expand programs and activities in parks to combat issues of safety                                                                                                                       | ST                       |
| Install newer, more inclusive play structures in parks                                                                                                                                   | MT                       |
| <b>Maintenance &amp; Operations</b>                                                                                                                                                      | <b>Proposed Timeline</b> |
| Create a comprehensive maintenance plan that includes preventative, ongoing, and replacement schedule                                                                                    | ST                       |
| Create a strategic staffing plan to include projection of staff needs, recruitment, retention, training, and succession                                                                  | ST                       |
| Develop assessment plan to determine when to use contractors, staff, or volunteers                                                                                                       | ST                       |
| <b>Funding and Marketing</b>                                                                                                                                                             | <b>Proposed Timeline</b> |
| Develop a marketing and branding plan                                                                                                                                                    | ST                       |
| Develop and implement strategies to better track attendance and usage to be more competitive for grants and sponsorship opportunities                                                    | ST                       |
| Increase visibility of Department through cross-promotion (flyers to schools, attending local events, etc.)                                                                              | ST                       |
| Partner with non-profit groups and other agencies to apply for grants                                                                                                                    | ST/MT                    |
| <b>Big Moves</b>                                                                                                                                                                         | <b>Proposed Timeline</b> |
| Explore earned income opportunities to enhance funding for the Department.                                                                                                               | ST/MT                    |
| Construct an all-inclusive staffing plan encompassing staffing forecast, recruitment strategies, induction processes, training programs, retention initiatives, and succession planning. | ST                       |
| Formulate an exhaustive maintenance strategy which includes preventative measures, regular upkeep, and a timetable for equipment replacement.                                            | ST                       |
| Design a strategic plan for marketing and branding.                                                                                                                                      | ST                       |
| Master/Business Plan the End of Oregon Trail Interpretive Center and Mountain View Cemetery.                                                                                             | ST/MT                    |

Figure 3: Strategic action plan



## 1.5 KEY FINDINGS

Following the assessment of the City's parks and recreation system, a variety of key findings were identified to support the implementation of the Plan. These key findings will help guide decision-making for the next five to ten years.

### 1.5.1 DEMOGRAPHICS AND TRENDS

Based on the information presented in the Demographics and Trends Analysis, the following are the key findings that are of particular interest and/ or have significant implications for the City:

- **Population:** The City's population has grown significantly over the last 12 years and this rate of growth is projected to continue, albeit at a slower rate over the next 15 years. The Department must continue to monitor population growth to ensure that programs, facilities, and amenities keep up with community needs.
- **Age:** City residents are now older than the national median age, and there is a growing presence of older adults between the ages of 35-54. By 2037, the population will continue to age, as the oldest age segments (55-74 and 75+) are expected to grow, while all other segments are projected to decline slightly. The Department must continue to focus on multigenerational offerings and regularly reevaluate its programming mix to effectively serve this aging, yet active population.
- **Race / Ethnicity:** The City's populace is predominately categorized as White Alone (82%), however, that percentage has dropped since 2010 (91% White Alone) and is projected to continue shrinking (75% White Alone in 2037). This drop will lead to a more diverse populace with Two or More Races (10% in 2022) being the largest minority group, and projections show that one out of every four residents will be non-white by 2037.

People of Hispanic / Latino ethnicity currently represent 9% of the total population, which is substantially below the national average (19%), and the Oregon State average (14%). This group is expected to reach almost 11% by 2037. The Department should continue to monitor program participation to ensure that offerings are adequately serving residents and are representative of the race/ethnicity distribution of City residents.

- **Income Levels:** The income characteristics of City residents are higher than the state and national levels for per capita income and median household income. These income levels coupled with above-average MPI numbers suggest a willingness of the population to spend money to attend events and/or facilities in which they see the value, as well as purchase recreation equipment.
- **National Participatory Trends:** National participatory trends are promising for the Department, as many of the activities in sports and fitness aligned with core offerings are trending positively in recent years. Despite the facility closures due to the pandemic, overall, people are recreating more and the importance of living an active, healthy lifestyle is on the rise. The Department must continue to provide active recreation opportunities and seek out new, trending activities that will drive interest and meet the demand for parks, facilities, and recreation programs among Oregon City residents for many years to come.

**Local Participatory Trends:** Local recreation trends show above-average participation across the board with 30 of the 46 tracked activities having MPI scores at, or above the national average. This is indicative of an active population, seeking to participate in a wide range of fitness, sports, and outdoor activities.



1.5.2 COMMUNITY ENGAGEMENT



Figure 4: Community Engagement Infographic

### 1.5.3 STATISTICALLY VALID SURVEY

ETC Institute administered a Parks and Recreation Needs Survey for the City of Oregon City during the months of summer 2022. The survey will help the Oregon City Parks and Recreation Department plan for future recreation programs and facilities that meet the community's needs and preferences.

The goal was to complete a minimum of 400 completed surveys from residents. The goal was exceeded with 401 completed surveys collected. The overall results for the sample of 401 households have a precision of at least  $\pm 4.8$  at the 95% level of confidence.

### FACILITY/AMENITY PRIORITIES

Based on the Priority Investment Rating (PIR), the following parks and recreation facilities/amenities were rated as high priorities for investment:

- Multi-use paved trails (PIR=200)
- Multi-use unpaved trails (PIR=166.7)
- Water access (PIR=123.2)
- Outdoor amphitheater (PIR=114.7)
- Indoor walking/jogging track (PIR=112.1)
- Large community parks (PIR=111.7)
- Open space & conservation areas (PIR=111.2)
- Fenced dog park (PIR=110.2)
- Small neighborhood parks (PIR=102.5)

The chart below shows the Priority Investment Rating for each of the 32 facilities / amenities assessed on the survey

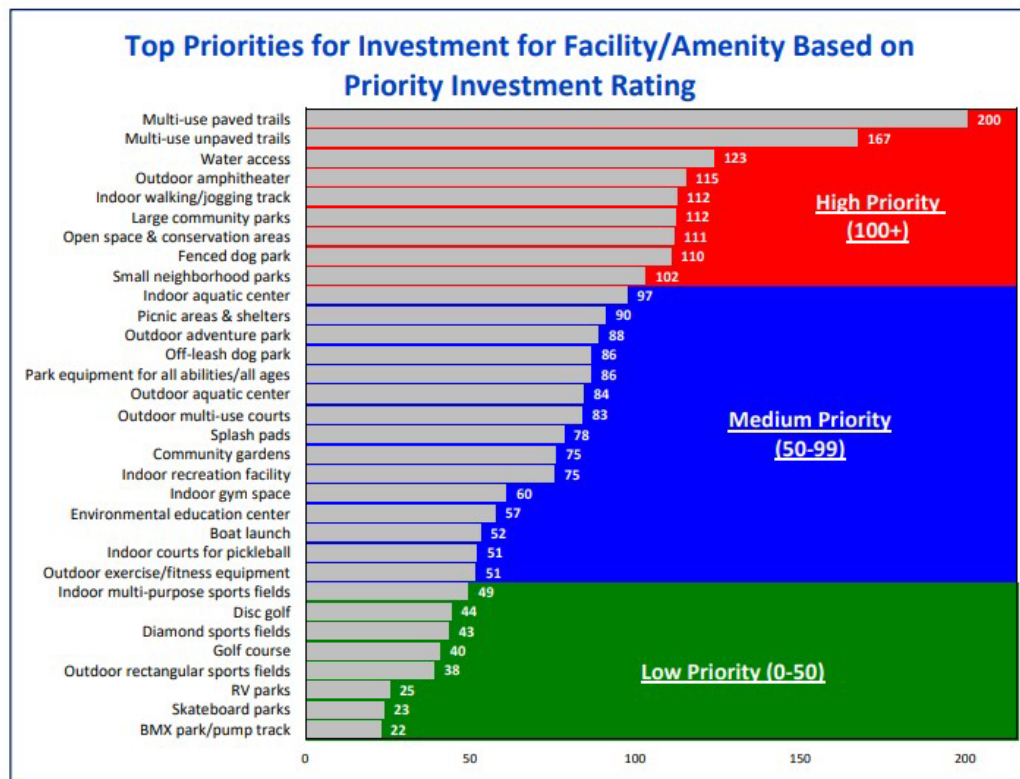


Figure 5: Priority Investment Ratings for Facilities/Amenities



## RECREATION PROGRAMMING PRIORITIES

Based the Priority Investment Rating (PIR), the following Oregon City programs were rated as high priorities for investment:

- Farmer's Market (PIR=158)
- Adult fitness & wellness programs (PIR=148)
- Community special events (PIR=133)
- Cultural enrichment programs/events (PIR=117)

The chart below shows the Priority Investment Rating for each of the 30 programs assessed.

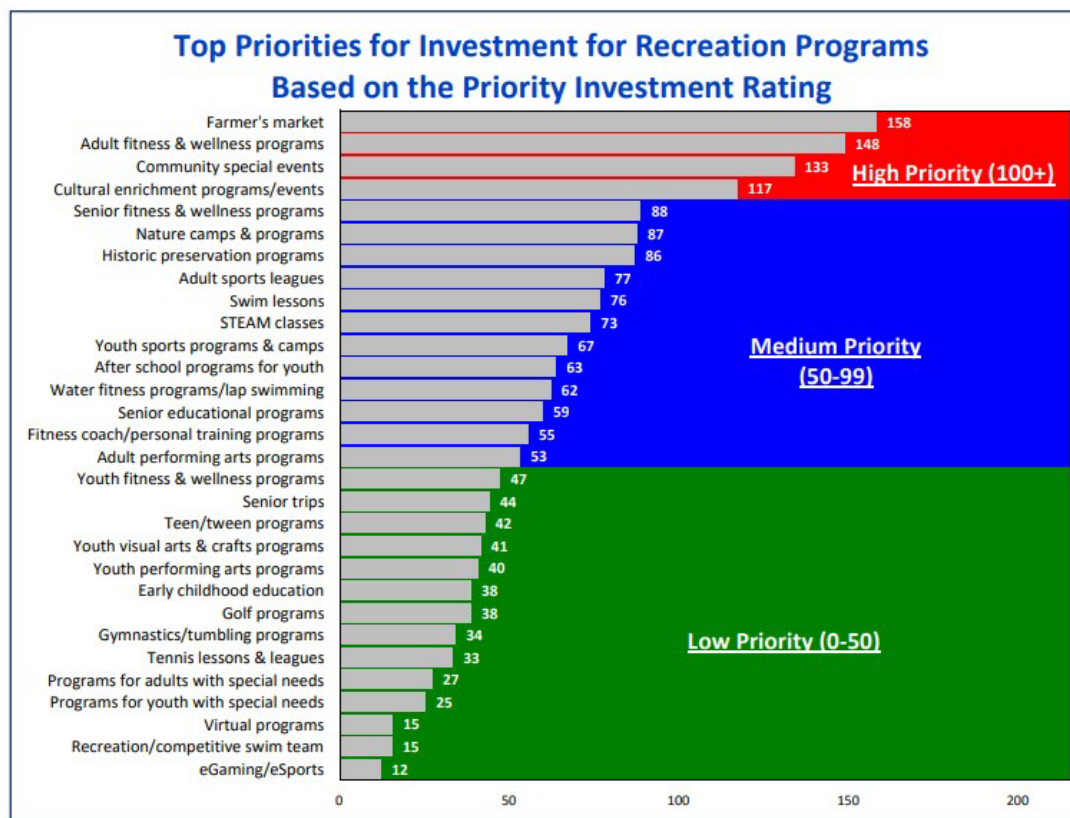


Figure 6: Priority Investment Ratings for Recreation Programs

### 1.5.4 STATISTICALLY-VALID AND ONLINE SURVEY COMPARISON

- **Survey Respondents:** The higher percentages of usage/participation shown in the Online Community Survey can be attributed to the fact that online surveys are typically taken by current, engaged users of the organization's services/facilities/amenities. The random selection of the Statistically Valid survey means a higher likelihood of non-users giving their feedback and is a better representation of the community.
- **Facility / Amenity Importance:** In the facility/amenity importance section, Online Community Survey participants valued more active recreation amenities, which aligns with the higher total number of youths in their households between the ages of 0-19.
- **New Addition:** The results indicated a desire for a Farmer's Market in the community.



- **Preferred Methods of Learning:** The survey results indicated that community members' preferred methods for learning about programs and events is through the Trails News Quarterly Magazine and social media.
- **Top Two Barriers:** The survey results indicated that lack of awareness and lack of facility features community members want to use are the top two barriers to using current facilities/amenities.
- **Perception of Value:** The survey results show that over 60% of respondents in both surveys saw an increase or significant increase in their perception of value, while only 4% shared they saw a decrease at some level.

### 1.5.5 EQUITY MAPS

Service area maps and standards help the Department evaluate where their services are provided, the fairness of service distribution across their area of operation, and the effectiveness of the service relative to population densities. Moreover, by considering population-based guidelines, the Department can identify where there are service gaps or overlaps, where additional facilities are required, or where a region is excessively served. This understanding allows the Department to make well-informed capital improvement decisions to fulfill system-wide needs, while also considering the impact of these decisions on specific areas.

The population data used to develop these standards comes from the 2022 population estimate reported by the Environmental Systems Research Institute, Inc. (ESRI). The shaded regions on the Equity Maps represent the service level, indicating the population served by a particular type of park or amenity.

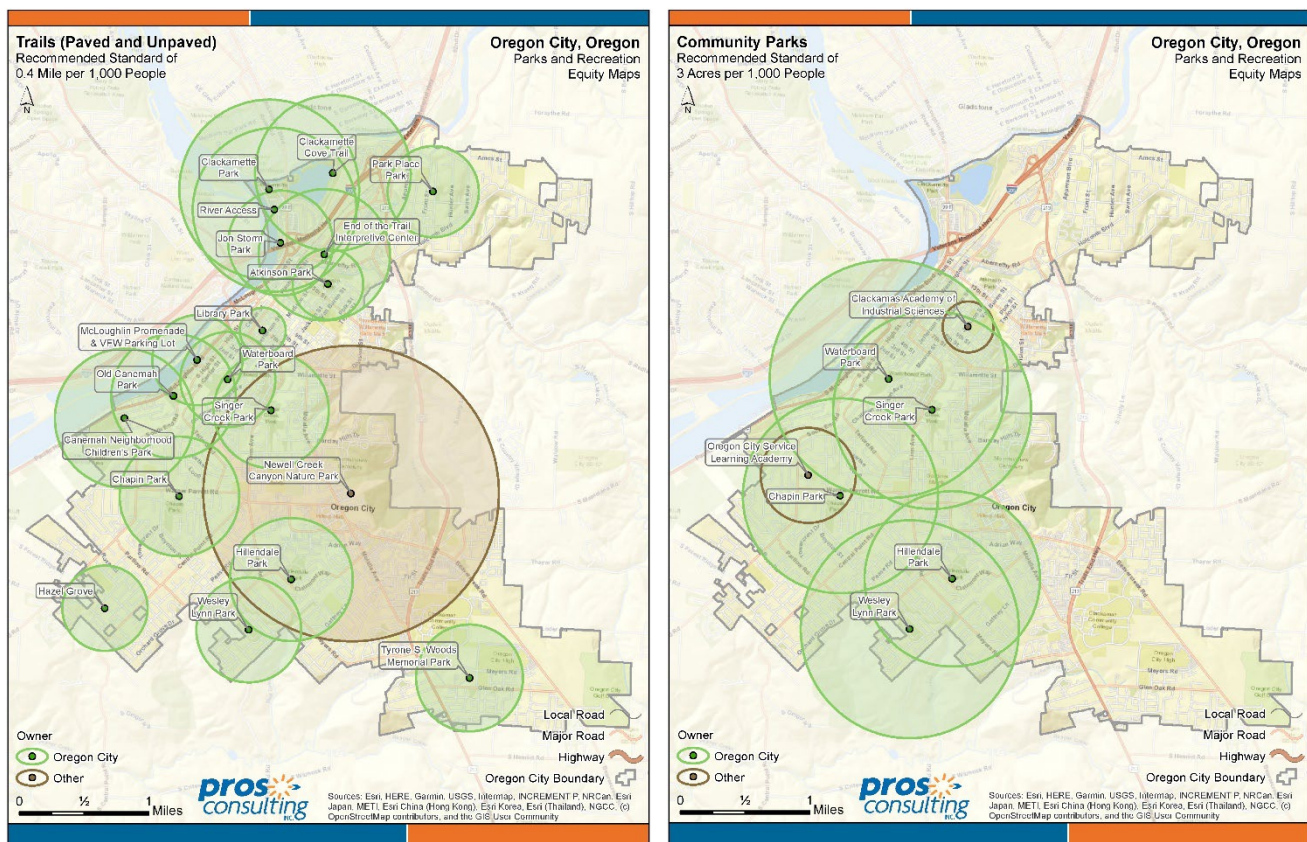


Figure 7: Equity Maps



#### 1.5.6 RECREATION PROGRAM ASSESSMENT

The consultant team assessed the recreation program and operations of the Department. The assessment offers an in-depth perspective of offerings and helps identify strengths, challenges, and opportunities. The assessment also assists in identifying core programs, program gaps within the community, key system-wide issues, staffing, volunteer and partnership opportunities, and future programs and services for residents and visitors.

Below are some overall observations from the program assessment sheet analysis:

- **Age segment analysis** shows that all eight Core Program Areas have a primary focus on adult programming. Age segmentation needs to be monitored annually to ensure program distribution aligns with the Department's mission of ensuring it provides services for all ages.
- **Program lifecycles:** Currently 46% of programs fall within the "Saturation" stage (recommended 0-10%) with 23% falling in the "Introduction, Take-Off, Growth" stage (recommended 50-60%). This indicates that the Department may benefit from repositioning programs and adding new opportunities based on community needs and input. A complete description of Lifecycle Stages can be found in [4.3.9](#).
- From a **marketing and promotions** standpoint, the staff utilizes a variety of marketing methods including printed and online program guides, website, flyers/brochures, direct mail, email blasts, marquee signs, in-facility signage, and various social media channels as a part of the marketing mix. The Department would benefit from identifying Return on Investment (ROI) for all marketing initiatives going forward.
- There is an opportunity to increase **social media** presence and use the medium to better tell the department's story and share the impact it has on the community.
- Currently, **customer feedback** methods are limited. It is highly recommended that the Department begins incorporating user feedback, on a more consistent basis, as a key performance measure that can be tracked over time. Specifically, pre- and post-program evaluation, lost customer surveys, and focus groups are strong feedback tools to be used moving forward.
- The Department's core program areas currently utilize multiple **pricing strategies**, with all core program areas using at least three different strategies.
- **Cost Recovery Goals** have been captured within the Financial Support & Sustainability Strategy 2021-2023. The Department is currently tracking cost recovery performance and should continue to do so.

---

### 1.5.7 FUNDING & REVENUE STRATEGIES

The purpose of developing funding and revenue strategies is to help the Department prepare for the plan's implementation by identifying viable funding opportunities and sharing strategies that have been used by other agencies in Oregon and throughout the United States.

It is essential to identify new and sustainable funding sources to ensure the continued growth and maintenance of the Department's parks and recreation system. The key to future growth is diversification of funding sources which will help support the development and sustainability of the initiatives recommended in this plan.

The sources in this section have been selected based on the Department's desire to pursue them further and their viability. These are meant to serve as recommendations and guidelines and do not commit the City or the staff to pursue them.

Full recommendations can be found in [Section 5.3](#)

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### 1.5.8 BENCHMARK ANALYSIS

The Consulting team, with assistance from Oregon City staff, identified operating metrics to benchmark the Parks and Recreation Department against comparable parks and recreation agencies. The goal of this analysis is to evaluate how the Department is positioned among peer agencies. The benchmark assessment is organized into specific categories based on peer agency responses to targeted questions that lend an encompassing view of each system's operating metrics as compared to Oregon City.

The agencies selected for the benchmark were the City of Albany Parks and Recreation, the City of Lake Oswego Parks and Recreation (CAPRA Accredited, Gold Medal Award Finalist), the City of Medford Parks and Recreation (CAPRA Accredited), and the City of Pendleton Parks and Recreation. This allowed Oregon City to compare itself to some of the top-performing agencies in Oregon.

#### STRENGTHS

Of the agencies compared in this benchmark, Oregon City ranks first in total square footage per resident for indoor recreation space. Oregon City is also above the national median for revenue per resident, cost recovery, and total spending per resident in operating expenses.

- Indoor Square Footage - Oregon City has 1.47 total square feet per resident and is the only benchmarked agency with an indoor aquatic space.
- Revenue - Oregon City generates \$52.22 in revenue per resident, which is above the NRPA Median of \$22.99 for agencies with populations between 20,000 and 49,999.
- Operating Expenses - Oregon City spends \$115.58 per resident on operating expenses, which is also above the NRPA Median of \$110.32.

#### OPPORTUNITIES

This benchmark study uncovered some limitations and opportunities for Oregon City.

- Oregon City ranks last in marketing and program budget.
- Marketing- The Statistically Valid Survey results showed that 38% of Oregon City residents responded, "I don't know what's offered," as a barrier to program participation. Oregon City currently allocates less than 1% of its overall operational budget to marketing. The recommended percentage is at least 3% of the total operating budget.



- Program Budget - Oregon City has a program budget of just \$2.12 per resident on programs and is the lowest ranked of the benchmarked agencies. The fourth-ranked agency spent \$14.34 per resident.

Overall, the benchmark analysis reveals that Oregon City has great potential for enhancing its offerings to meet the needs and desires of the community. There are opportunities to increase funding for marketing and overall dollars spent on programs for the community. The Master Plan's recommendations will use this data and help establish strategic goals to pursue along with key performance indicators (KPIs) that will be tracked and measured over time as the Department continues to pursue excellence in all aspects of its operations.

## 1.6 CONCLUSION

In closing, the Oregon City Parks Master Plan serves not merely as an elaborate guide for park development, but as a beacon that illuminates the way forward with its core values: Collaboration, Engagement, Respect, Transparency, and Servant Leadership. These guiding principles shape an organizational culture that deeply respects the diverse voices of Oregon City's residents.

The master plan has been crafted through a highly collaborative process, incorporating meaningful feedback from community members, local organizations, and experts in the field. This wide-ranging dialogue fosters a shared sense of ownership and collective accountability, thereby embodying the essence of being Collaborative and Engaged.

With a focus on Respect, the plan champions equitable access to park facilities and recreational activities for all. It acknowledges the role of parks in advancing social unity, mental and physical health, as well as a sense of belonging among the community. Aimed at accommodating individuals across all ages, abilities, and backgrounds, the plan is devoted to inclusivity, thereby reinforcing social cohesion and connectedness.

Transparency is more than a buzzword in this master plan; it is a cornerstone. From the planning stage to decision-making to implementation, all aspects are communicated openly, including via the project website [www.orcityparksandplay.org](http://www.orcityparksandplay.org). This open communication not only builds trust but also stimulates continuous public engagement, empowering residents to be active participants in the park system's ongoing evolution.

Embodying the value of Servant Leadership, the master plan sets an exemplary standard for park management. It is a vision that is not only aspirational but also practical, as it accounts for adequate funding and resources needed for successful implementation. By staying true to these values, the plan positions Oregon City to fulfill its mission: to serve as an inclusive, sustainable, and impactful agency, committed to enriching the lives of its community.

Through adherence to these core values, the Oregon City Parks Master Plan offers more than just a strategic path; it serves as a testament to the values and aspirations that make our community strong and resilient.



## CHAPTER TWO – COMMUNITY PROFILE

### 2.1 DEMOGRAPHIC AND RECREATION TRENDS ANALYSIS

#### 2.1.1 INTRODUCTION

A key component of the Plan is a Demographic & Recreation Trends Analysis. The purpose of this analysis is to provide the Department with insight into the general makeup of the population they serve and identify market trends in recreation. It also helps quantify the market in and around the City and assists in providing a better understanding of the types of parks, facilities, and programs/services that are most appropriate to satisfy the needs of the residents.

This analysis is two-fold - it aims to answer the *who* and the *what*. First, it assesses the demographic characteristics and population projections of City residents to understand *who* the Department serves. Secondly, recreational trends are examined on a national and local level to understand *what* the population served wants to do. Findings from this analysis establish a fundamental understanding that provides a basis for prioritizing the community's need for parks, trails, facilities, and recreation programs.

#### 2.1.2 DEMOGRAPHIC ANALYSIS

The Demographic Analysis describes the population within the City. This assessment is reflective of the City's total population and its key characteristics such as age segments, race, ethnicity, and income levels. It is important to note that future projections are based on historical patterns, and unforeseen circumstances during or after the time of the analysis could have a significant bearing on the validity of the projected figures.

The infographic below provides an overview of the City's populace based on current estimates of the 2022 population. Further analysis of each of these demographic characteristics (population, age segments, race, ethnicity, and income) can be found in starting in section [2.1.5](#).

### 2.1.3 DEMOGRAPHIC OVERVIEW

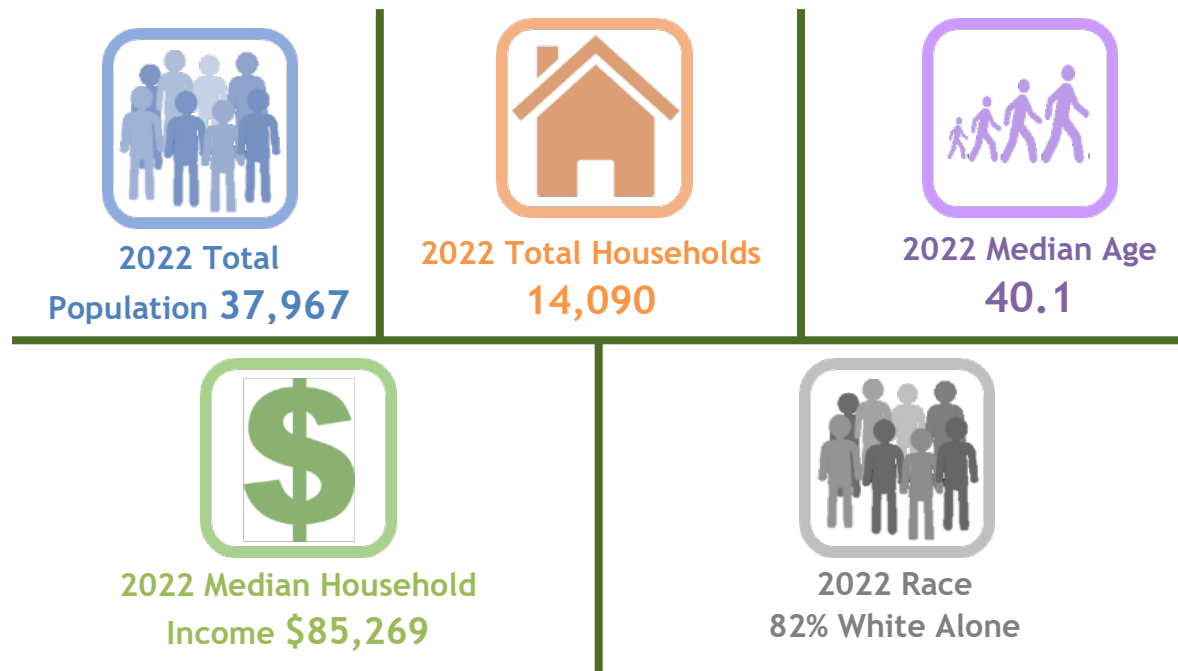


Figure 8: Demographics Infographic

### 2.1.4 METHODOLOGY

Demographic data used for the analysis was obtained from U.S. Census Bureau and from Environmental Systems Research Institute, Inc. (ESRI), the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends. All data was acquired in July 2022 and reflects actual numbers as reported in the 2020 Census. ESRI then estimates the current population (2022) as well as a 5-year projection (2027). The Consulting team then utilized straight-line linear regression to forecast demographic characteristics for 10 and 15-year projections (2032 and 2037).



#### DEMOGRAPHIC ANALYSIS BOUNDARY

The City boundaries shown below were utilized for the demographic analysis (*see Figure 9*).

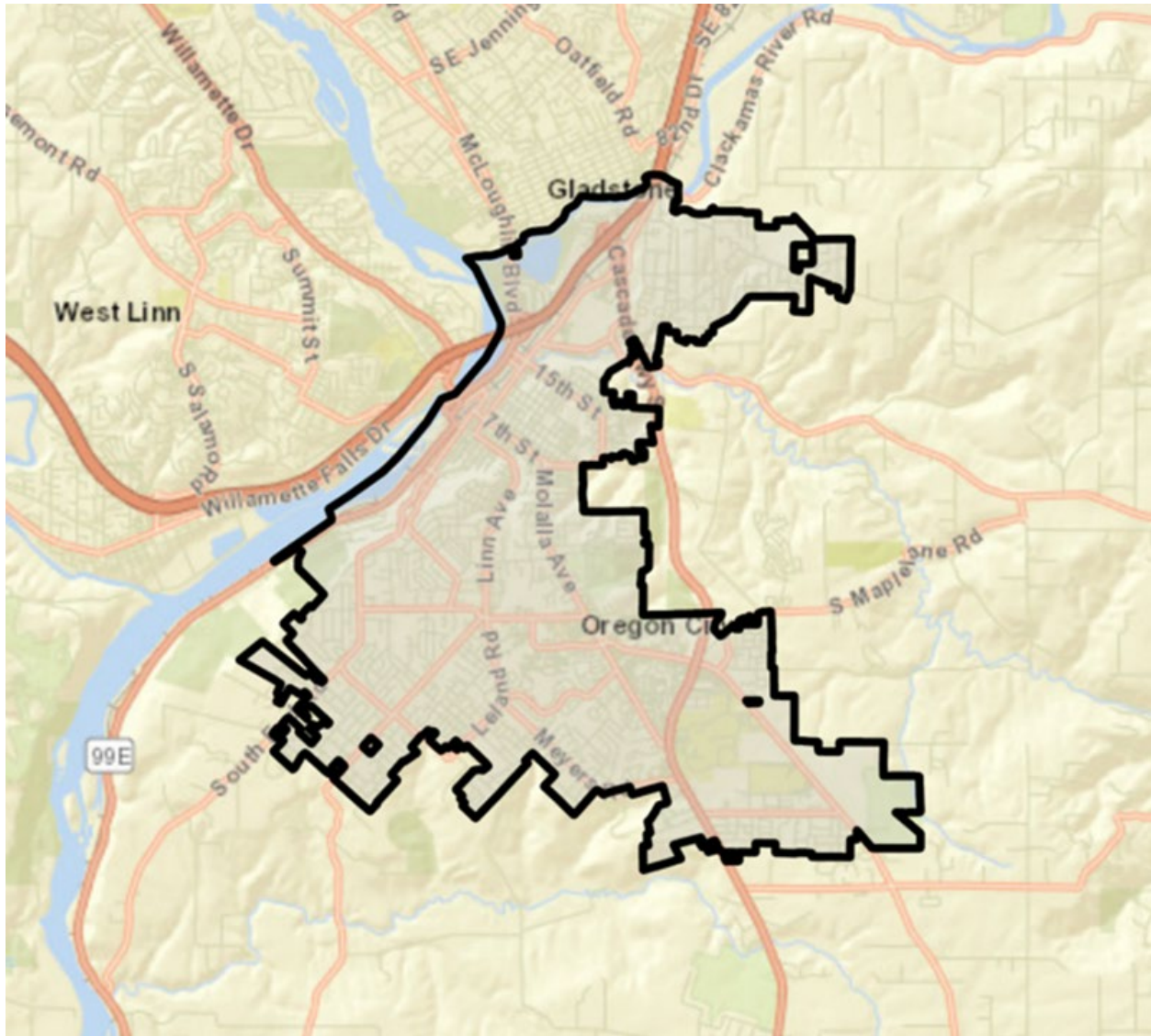


Figure 9: Boundary of Oregon City, Oregon



## 2.1.5 CITY POPULACE

### POPULATION

The City's population grew steadily between 2010 and 2020 Census, with an average annual growth rate of 1.30%. This is significantly above the national annual growth rate of 0.71% over this time span. This growth rate is projected to grow steadily in the upcoming years, however at a slower rate. Similar to population, the total number of households also experienced a substantial increase of 1.15% between the 2010 and 2020 Census (national average of household annual growth was 0.80%). Currently, the population is estimated at 37,967 individuals living within 14,090 households. By 2037, the City's population is projected to be 42,488 residents living within 15,591 households which would indicate a need for higher level of service requirements. See **Figures 10 & 11** below.

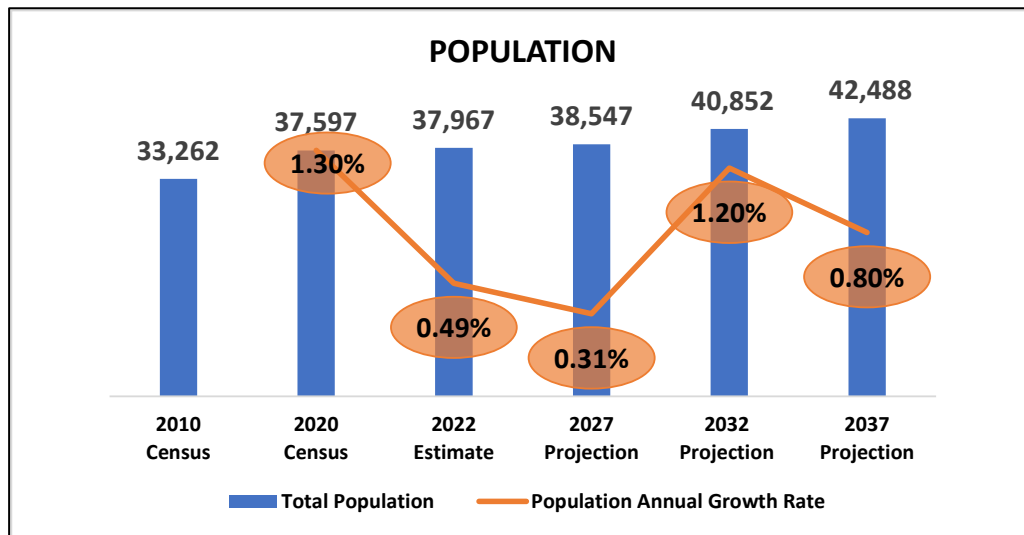


Figure 10: Average Annual Growth Rate and Population Projections for Oregon City

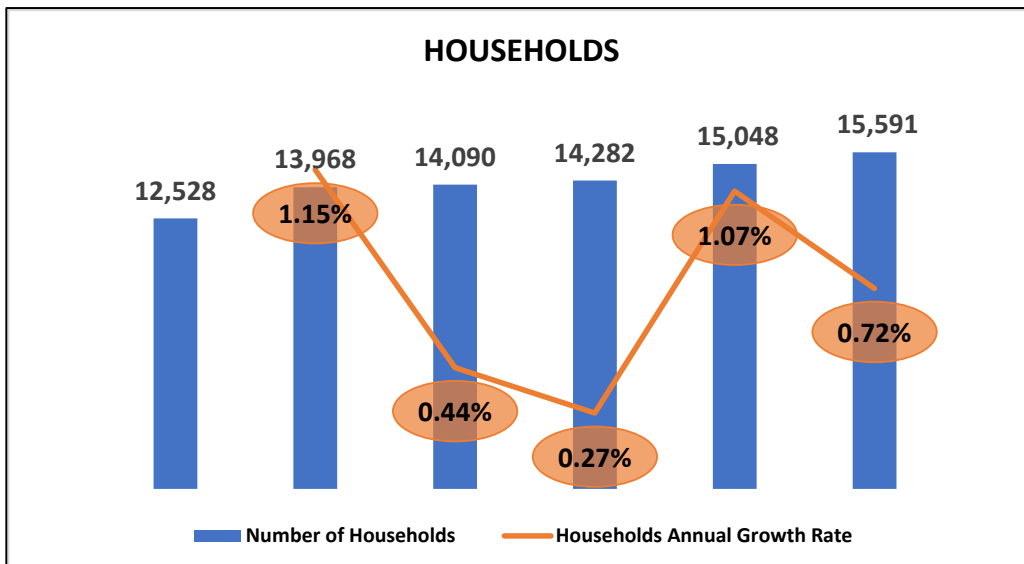


Figure 11: Average Annual Growth Rate and Household Projections for Oregon City



AGE SEGMENT

Evaluating the City’s age segmentation, the population exhibits a minor aging trend, with approximately 31% of all residents being 55+ years old. The City’s current median age is estimated at 40.1 years old which is older than U.S. median age (38.8 years old). Assessing the population, the City is projected to continue a gradual aging trend. Within the next 5 years, the 55+ population is expected to be around 35% percent of the City’s total population (see Figure 13). This is expected to be a result of increased life expectancies and many middle-aged adult residents “aging in place” while their children move elsewhere.

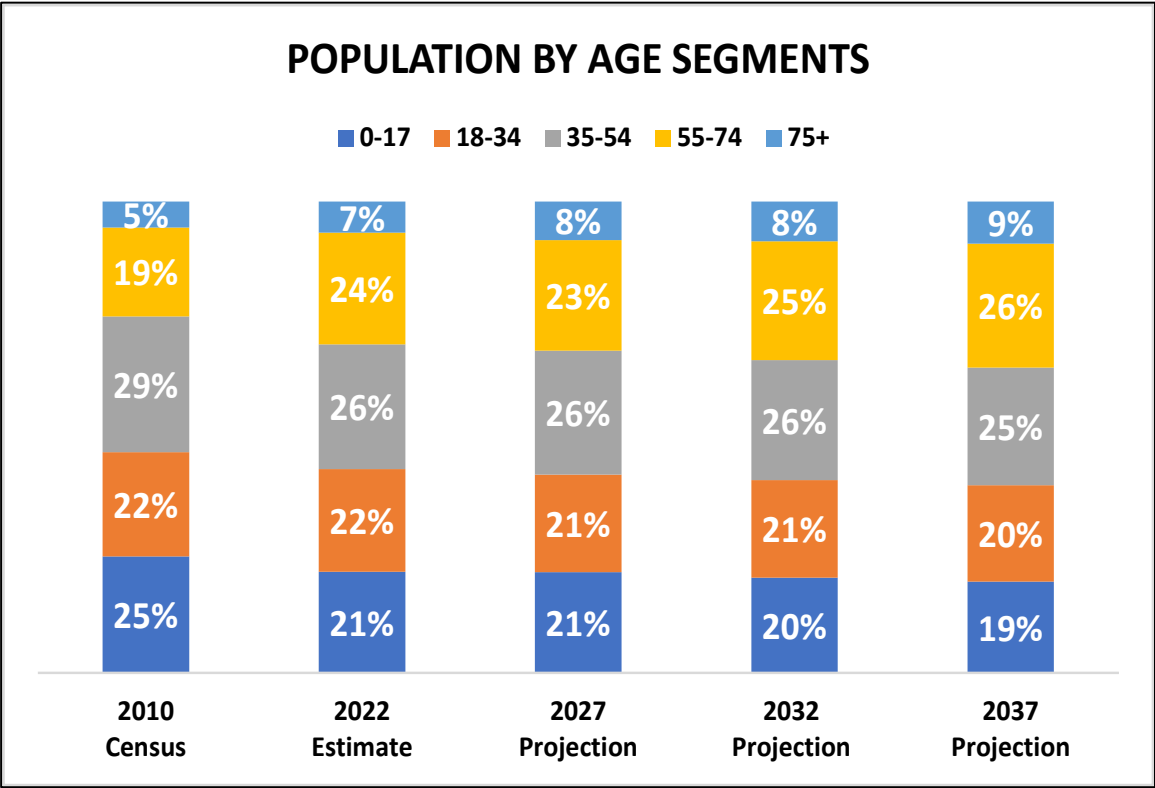


Figure 12: Population by Age Segments

Due to the continued growth of the older age segments, it is useful to further segment the “Senior” population beyond the traditional 55+ designation. Within the field of parks and recreation, there are two commonly used ways to partition this age segment. One is to simply segment by age: 55-64, 65-74, and 75+. However, as these age segments are engaged in programming, the variability of health and wellness can be a more relevant factor.

For example, a 55-year-old who is struggling with rheumatoid arthritis may be limited to leisure recreation while a healthy 65-year-old may still be running 5K’s on an annual basis. Therefore, it may be more useful to divide this age segment into “Active,” “Low-Impact,” and/or “Social” Seniors.



## RACE AND ETHNICITY DEFINITIONS

The minimum categories for data on race and ethnicity for Federal statistics, program administrative reporting, and civil rights compliance reporting are defined below. The Census 2020 data on race are not directly comparable with data from the 2010 Census and earlier censuses; therefore, caution must be used when interpreting changes in the racial composition of the US population over time. The latest (Census 2020) definitions and nomenclature are used within this analysis.

- **American Indian** - This includes a person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment
- **Asian** - This includes a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam
- **Black or African American** - This includes a person having origins in any of the black racial groups of Africa
- **Native Hawaiian or Other Pacific Islander** - This includes a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands
- **White** - This includes a person having origins in any of the original peoples of Europe, the Middle East, or North Africa
- **Hispanic or Latino** - This is an ethnic distinction, a subset of a race as defined by the Federal Government; this includes a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race

Census states that the race and ethnicity categories generally reflect social definitions in the U.S. and are not an attempt to define race and ethnicity biologically, anthropologically, or genetically. We recognize that the race and ethnicity categories include racial, ethnic, and national origins and sociocultural groups.”

*Please Note: The Census Bureau defines Race as a person's self-identification with one or more of the following social groups: White, Black, or African American, Asian, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, some other race, or a combination of these. While Ethnicity is defined as whether a person is of Hispanic / Latino origin or not. For this reason, the Hispanic / Latino ethnicity is viewed as separate from race throughout this demographic analysis.*

RACE

Analyzing race, the City’s current population is predominantly White Alone. The 2022 estimate shows that 82% of the population falls into the White Alone category, with two or more races (10%) representing the largest minority. The 2022 estimate also portrays a below-average representation for other race groups, with Pacific Islanders making up the smallest segment which is less than one percent of the population. Predictions for 2037 expect the population to become slightly more diverse, with a decrease in the White Alone population, accompanied by minor increases in all other race categories. (Figure 13).

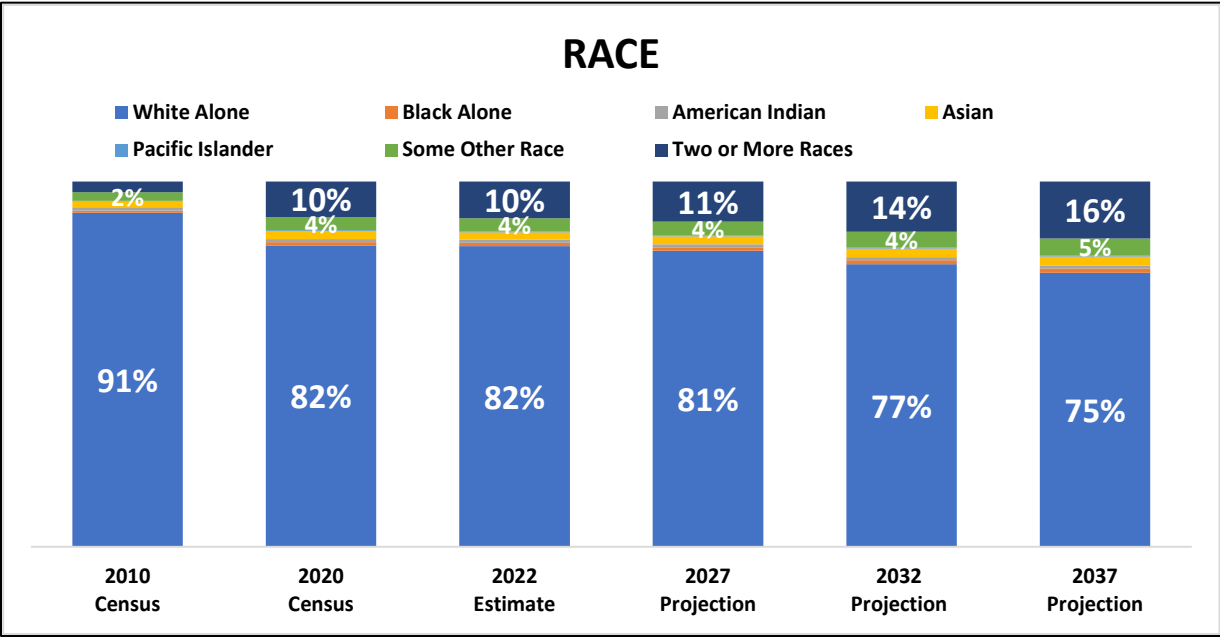


Figure 13: Population by Race

The City’s population was also assessed based on Hispanic/Latino ethnicity, which by the Census Bureau definition, is viewed independently from race. It is important to note that individuals who are Hispanic/Latino in ethnicity can also identify with any racial categories identified above.

Based on the current 2022 estimate, people of Hispanic/ Latino origin represent approximately 9% of the City’s population, which is substantially below the national average (18.9% Hispanic/Latino). However, the Hispanic/ Latino population has increased since the 2010 census and is expected to reach 11% of the City’s total population by 2037. (see Figure 14).

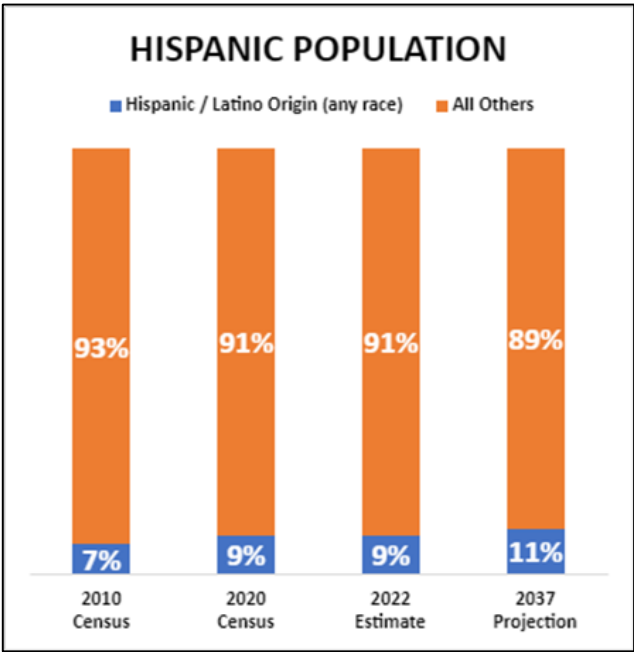


Figure 14: Population by Ethnicity



### HOUSEHOLD INCOME

As seen below, the City's per capita income (\$40,049) and median household income (\$85,269) are both higher than the state (\$35,393 & \$65,667) and national averages (\$35,384 & \$64,994). The per capita income is what is earned by an individual and the median household income is based on the total income of everyone over the age of sixteen living in the same household. These above average income characteristics indicate a higher expectation of quality and overall experience from the community that the Department serves.

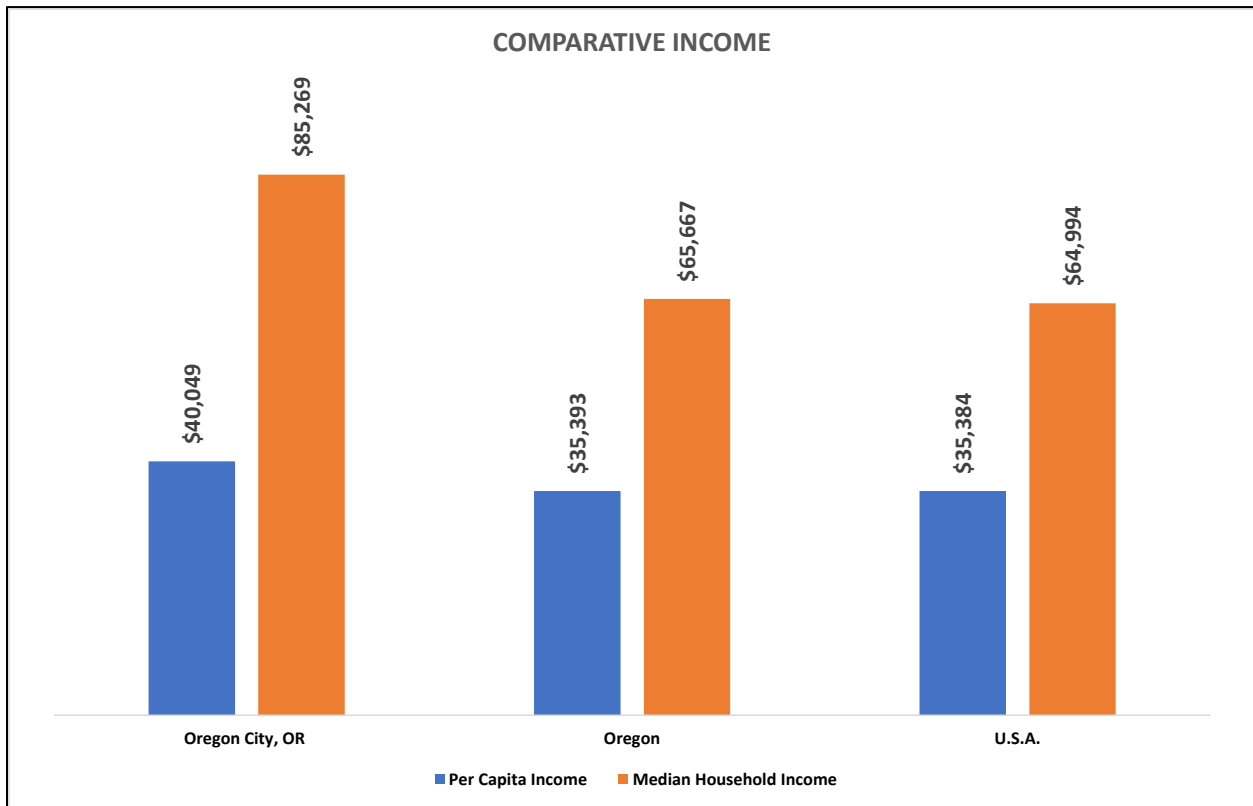


Figure 15: Comparative Income for Oregon City



### 2.1.6 RECREATIONAL TRENDS ANALYSIS

The Trends Analysis provides an understanding of national, regional, and local recreational trends as well as recreational interest by age segments. Trends data used for this analysis was obtained from Sports & Fitness Industry Association's (SFIA), National Recreation and Park Association (NRPA), and Environmental Systems Research Institute, Inc. (ESRI). All trend data is based on current and/or historical participation rates, statistically valid survey results, or NRPA Park Metrics.

### 2.1.7 NATIONAL TRENDS IN RECREATION

#### METHODOLOGY

The Sports & Fitness Industry Association's (SFIA) *Sports, Fitness & Leisure Activities Topline Participation Report 2022* was utilized in evaluating the following trends:

- National Recreation Participatory Trends
- Core vs. Casual Participation Trends



The study is based on findings from surveys carried out in 2021 by the Physical Activity Council (PAC), resulting in a total of 18,000 online interviews. Surveys were administered to all genders, ages, income levels, regions, and ethnicities to allow for statistical accuracy of the national population. A sample size of 18,000 completed interviews is considered by SFIA to result in a high degree of statistical accuracy. A sport with a participation rate of five percent has a confidence interval of plus or minus 0.32 percentage points at a 95 percent confidence level. Using a weighting technique, survey results are applied to the total U.S. population figure of 304,745,039 people (ages six and older).

The purpose of the report is to establish levels of activity and identify key participatory trends in recreation across the U.S. This study looked at 118 different sports/activities and subdivided them into various categories including sports, fitness, outdoor activities, aquatics, etc.

#### CORE VS. CASUAL PARTICIPATION

In addition to overall participation rates, SFIA further categorizes active participants as either core or casual participants based on frequency of participation. Core participants have higher participatory frequency than casual participants. The thresholds that define casual versus core participation may vary based on the nature of each individual activity. For instance, core participants engage in most fitness activities more than 50 times per year, while for sports, the threshold for core participation is typically 13-times per year.

In each activity, core participants are more committed and tend to be less likely to switch to other activities or become inactive (engage in no physical activity) than casual participants. This may also explain why activities with more core participants tend to experience less pattern shifts in participation rates than those with larger groups of casual participants.



### 2.1.8 IMPACT OF COVID-19

Approximately 232.6 million people ages 6 and over reported being active in 2021, which is a 1.3% increase from 2020 and the greatest number of active Americans in the last 5 years (see Figure 17). There were more things to do as outdoor activities thrived, fitness at home became more popular, and team sports started back up after the COVID-19 hiatus.

Americans continued to practice yoga, attend Pilates training, and workout with kettlebells. They were drawn to the ease of pickleball and the competitiveness of tennis. Many started indoor climbing, while others took to the hiking trail. The waterways traffic had an increase of stand-up paddlers, kayaks, and jet skis. Gymnastics, swimming on a team, court volleyball, and fast-pitch softball benefited from the participation boom created from the Olympics.

Water sports had the largest gain in participation rates. Activities such as kayaking, stand-up paddling, and boardsailing/windsurfing all contributed to the 2% increase. Outdoor sports continued to grow with 53.9% of the U.S. population participating. This rate remains higher than pre-pandemic levels, having a 6.2% gain over 50.7% participation rate in 2019. The largest contributor to this gain was trail running having increased 5.6% in one year and 13.9% from 2019.

Generationally, fitness sports continue to be the go-to means of exercise for Boomers, Gen X, and Millennials. Over half of the Gen X, Millennials, and Gen Z generation participated in one type of outdoor activity. Team sports were heavily dominated by generation Gen Z.

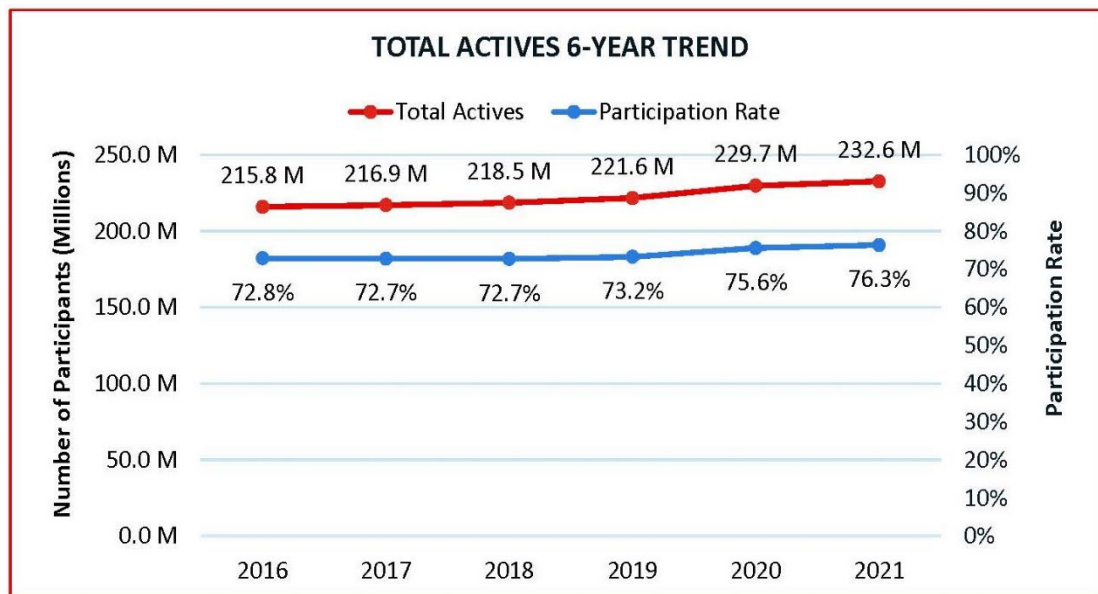


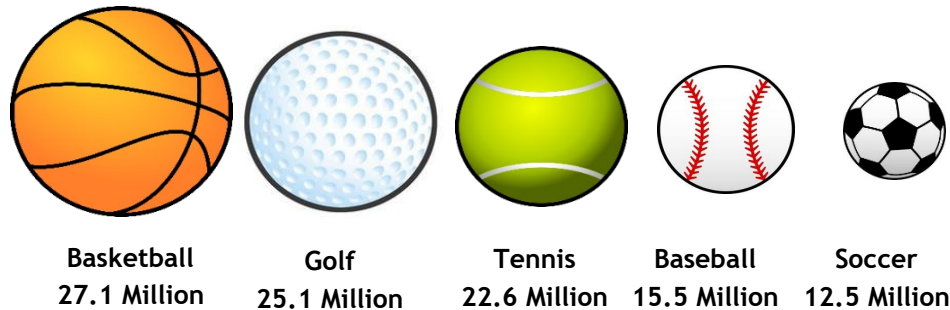
Figure 16: Total Active Americans by year

## 2.1.9 NATIONAL TRENDS IN RECREATION

### PARTICIPATION LEVELS

The top sports most heavily participated in the United States were Basketball (27.1 million), Golf (25.1 million), and Tennis (22.6 million) which have participation figures greater than the other activities within the general sports category. Baseball (15.5 million), and Outdoor Soccer (12.5 million) round out the top five.

The popularity of Basketball, Golf, and Tennis can be attributed to the ability to compete with a relatively small number of participants; this coupled with an ability to be played outdoors and/or properly distanced helps explain their popularity during the COVID-19 pandemic. Basketball's overall success can also be attributed to the limited amount of equipment needed to participate and the limited space requirements necessary, which make basketball the only traditional sport that can be played at many American dwellings as a driveway pickup game. Golf continues to benefit from its wide age segment appeal and is considered a life-long sport. In addition, target-type game venues or Golf Entertainment Venues have increased drastically (72.3%) as a 5-year trend, using Golf Entertainment (e.g., Top Golf) as a new alternative to breathe life back into the game of golf.



### FIVE-YEAR TREND

Since 2016, Pickleball (71.2%), Golf- Entertainment Venues (51.3%), and Tennis (25.1%) have shown the largest increase in participation. Similarly, Boxing for Fitness (21.4%) and Competition (20.7%) have also experienced significant growth. Based on the five-year trend from 2016-2021, the sports that are most rapidly declining in participation include Ultimate Frisbee (-40.4%), Roller Hockey (-26.1%), Volleyball (Sand/Beach) (-23.8%), Squash (-23.5%), Slow Pitch Softball (-21.9%), and Gymnastics (-20.7%).

### ONE-YEAR TREND

The most recent year shares some similarities with the five-year trends, with Pickleball (14.8%) and Boxing for Competition (7.3%) experiencing some of the greatest increases in participation this past year. The greatest one-year increases also include Fast Pitch Softball (15.3%), Gymnastics (10.9%), and Court Volleyball (8.1%). Basketball (-2.2%), Flag Football (-1.6%), Indoor Soccer (-0.6%), and Baseball (-0.5%) have shown a five-year trend increase, but a one-year trend decrease. This is likely a direct result of the growth coming out of the COVID-19 pandemic when all participation rates were minimal or non-existent. Similarly, other team sports such as Ultimate Frisbee (-5.8%), Slow Pitch Softball (-5.4%), Roller Hockey (-5%), Racquetball (-4.8%) and Beach/Sand Volleyball (-3.1%), also had significant decreases in participation over the last year.



## CORE VS. CASUAL TRENDS IN GENERAL SPORTS

Highly participated in sports, such as Basketball, Baseball, and Slow Pitch Softball generally have a larger core participant base (participate 13+ times per year) than casual participant base (participate 1-12 times per year). Due to the COVID-19 Pandemic, most activities showed a decrease in their percentage of core participants. However, there were significant increases in the percentage of casual participation for Court Volleyball, Pickleball, Fast Pitch Softball, Gymnastics and Lacrosse in the past year. Please see *Appendix A* for full Core vs. Casual Participation breakdown.

| National Participatory Trends - General Sports                                 |                                      |                                  |                                   |                                    |              |
|--------------------------------------------------------------------------------|--------------------------------------|----------------------------------|-----------------------------------|------------------------------------|--------------|
| Activity                                                                       | Participation Levels                 |                                  |                                   | % Change                           |              |
|                                                                                | 2016                                 | 2020                             | 2021                              | 5-Year Trend                       | 1-Year Trend |
| Basketball                                                                     | 22,343                               | 27,753                           | 27,135                            | 21.4%                              | -2.2%        |
| Golf (9 or 18-Hole Course)                                                     | 23,815                               | 24,804                           | 25,111                            | 5.4%                               | 1.2%         |
| Tennis                                                                         | 18,079                               | 21,642                           | 22,617                            | 25.1%                              | 4.5%         |
| Baseball                                                                       | 14,760                               | 15,731                           | 15,587                            | 5.6%                               | -0.9%        |
| Soccer (Outdoor)                                                               | 11,932                               | 12,444                           | 12,556                            | 5.2%                               | 0.9%         |
| Golf (Entertainment Venue)                                                     | 8,173                                | 12,057                           | 12,362                            | 51.3%                              | 2.5%         |
| Softball (Slow Pitch)                                                          | 7,690                                | 6,349                            | 6,008                             | -21.9%                             | -5.4%        |
| Football (Flag)                                                                | 6,173                                | 7,001                            | 6,889                             | 11.6%                              | -1.6%        |
| Volleyball (Court)                                                             | 6,216                                | 5,410                            | 5,849                             | -5.9%                              | 8.1%         |
| Badminton                                                                      | 7,354                                | 5,862                            | 6,061                             | -17.6%                             | 3.4%         |
| Soccer (Indoor)                                                                | 5,117                                | 5,440                            | 5,408                             | 5.7%                               | -0.6%        |
| Football (Touch)                                                               | 5,686                                | 4,846                            | 4,884                             | -14.1%                             | 0.8%         |
| Football (Tackle)                                                              | 5,481                                | 5,054                            | 5,228                             | -4.6%                              | 3.4%         |
| Gymnastics                                                                     | 5,381                                | 3,848                            | 4,268                             | -20.7%                             | 10.9%        |
| Volleyball (Sand/Beach)                                                        | 5,489                                | 4,320                            | 4,184                             | -23.8%                             | -3.1%        |
| Track and Field                                                                | 4,116                                | 3,636                            | 3,587                             | -12.9%                             | -1.3%        |
| Cheerleading                                                                   | 4,029                                | 3,308                            | 3,465                             | -14.0%                             | 4.7%         |
| Pickleball                                                                     | 2,815                                | 4,199                            | 4,819                             | 71.2%                              | 14.8%        |
| Racquetball                                                                    | 3,579                                | 3,426                            | 3,260                             | -8.9%                              | -4.8%        |
| Ice Hockey                                                                     | 2,697                                | 2,270                            | 2,306                             | -14.5%                             | 1.6%         |
| Ultimate Frisbee                                                               | 3,673                                | 2,325                            | 2,190                             | -40.4%                             | -5.8%        |
| Softball (Fast Pitch)                                                          | 2,467                                | 1,811                            | 2,088                             | -15.4%                             | 15.3%        |
| Lacrosse                                                                       | 2,090                                | 1,884                            | 1,892                             | -9.5%                              | 0.4%         |
| Wrestling                                                                      | 1,922                                | 1,931                            | 1,937                             | 0.8%                               | 0.3%         |
| Roller Hockey                                                                  | 1,929                                | 1,500                            | 1,425                             | -26.1%                             | -5.0%        |
| Boxing for Competition                                                         | 1,210                                | 1,361                            | 1,460                             | 20.7%                              | 7.3%         |
| Rugby                                                                          | 1,550                                | 1,242                            | 1,238                             | -20.1%                             | -0.3%        |
| Squash                                                                         | 1,549                                | 1,163                            | 1,185                             | -23.5%                             | 1.9%         |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                      |                                  |                                   |                                    |              |
| Legend:                                                                        | Large Increase<br>(greater than 25%) | Moderate Increase<br>(0% to 25%) | Moderate Decrease<br>(0% to -25%) | Large Decrease<br>(less than -25%) |              |

Figure 17: General Sports Participation Trends



## 2.1.10 NATIONAL TRENDS IN GENERAL FITNESS

### PARTICIPATION LEVELS

Overall, national participatory trends in fitness have experienced strong growth in recent years. Many of these activities have become popular due to an increased interest among Americans to improve their health and enhance quality of life by engaging in an active lifestyle. The most popular general fitness activities in 2021 also were those that could be done at home or in a virtual class environment. The activities with the most participation was Fitness Walking (115.8 million), Treadmill (53.6 million), Free Weights (52.6 million), Running/Jogging (48.9 million), and Yoga (34.3 million).

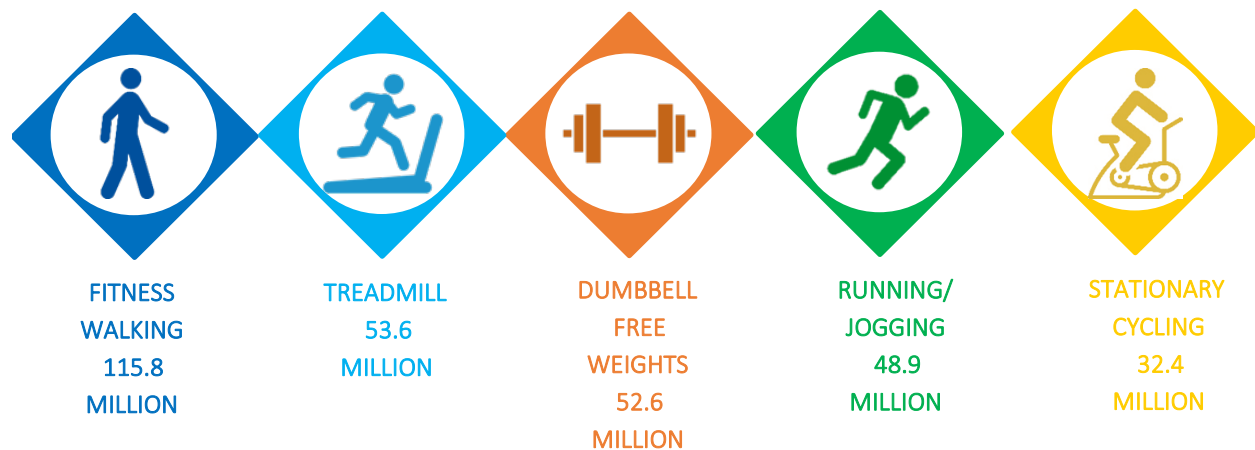


Figure 18: National Fitness Participation

### FIVE-YEAR TREND

Over the last five years (2016-2021), the activities growing at the highest rate are Trail Running (45.9%), Yoga (30.8%), Dance, Step & Choreographed Exercise (13.3%), and Pilates Training (9.6%). Over the same time frame, the activities that have undergone the biggest decline include Group Stationary Cycling (33.5%), Traditional Triathlon (26.4%), Cardio Kickboxing (-26.1%), Cross-Training Style Workout (-24.4%) and Non-Traditional Triathlons (-23.5%).

### ONE-YEAR TREND

In the last year, activities with the largest gains in participation were those that can be done alone at home or socially distanced outdoors. The top increases were in Treadmill (7.6%), Cross-Training Style Workouts (6.4%) Trail Running (5.6%), Yoga (4.7%), and Stair Climbing (4.7%). In the same span, the activities that had the largest decline in participation were those that would generally take more time and investment. The greatest drops were seen in Traditional Triathlon (-5.3%), Aerobics (-5.1%), Non-Traditional Triathlons (-4.3%), and Cardio Kickboxing (-3.7%). These trends may or may not continue the same way as more events (e.g., Triathlons) and indoor activities (Aerobics and Cardio Kickboxing) restart offerings as the pandemic numbers reduce in 2022.



## CORE VS. CASUAL TRENDS IN GENERAL FITNESS

The most participated in fitness activities all had increases in their casual user base (participating 1-49 times per year) over the last year. These fitness activities include Fitness Walking, Free Weights, Running/Jogging, Treadmills, Yoga, and Recumbent/Upright Stationary Cycling. Please see [Appendix A](#) for full Core vs. Casual Participation breakdown.

| National Participatory Trends - General Fitness                                |                                      |                                  |                                   |                                    |              |
|--------------------------------------------------------------------------------|--------------------------------------|----------------------------------|-----------------------------------|------------------------------------|--------------|
| Activity                                                                       | Participation Levels                 |                                  |                                   | % Change                           |              |
|                                                                                | 2016                                 | 2020                             | 2021                              | 5-Year Trend                       | 1-Year Trend |
| Fitness Walking                                                                | 107,895                              | 114,044                          | 115,814                           | 7.3%                               | 1.6%         |
| Treadmill                                                                      | 51,872                               | 49,832                           | 53,627                            | 3.4%                               | 7.6%         |
| Free Weights (Dumbbells/Hand Weights)                                          | 51,513                               | 53,256                           | 52,636                            | 2.2%                               | -1.2%        |
| Running/Jogging                                                                | 47,384                               | 50,652                           | 48,977                            | 3.4%                               | -3.3%        |
| Stationary Cycling (Recumbent/Upright)                                         | 36,118                               | 31,287                           | 32,453                            | -10.1%                             | 3.7%         |
| Weight/Resistant Machines                                                      | 35,768                               | 30,651                           | 30,577                            | -14.5%                             | -0.2%        |
| Elliptical Motion Trainer                                                      | 32,218                               | 27,920                           | 27,618                            | -14.3%                             | -1.1%        |
| Yoga                                                                           | 26,268                               | 32,808                           | 34,347                            | 30.8%                              | 4.7%         |
| Free Weights (Barbells)                                                        | 26,473                               | 28,790                           | 28,243                            | 6.7%                               | -1.9%        |
| Dance, Step, & Choreographed Exercise                                          | 21,839                               | 25,160                           | 24,752                            | 13.3%                              | -1.6%        |
| Bodyweight Exercise                                                            | 25,110                               | 22,845                           | 22,629                            | -9.9%                              | -0.9%        |
| Aerobics (High Impact/Intensity Training HII)                                  | 10,575                               | 10,954                           | 10,400                            | -1.7%                              | -5.1%        |
| Stair Climbing Machine                                                         | 15,079                               | 11,261                           | 11,786                            | -21.8%                             | 4.7%         |
| Cross-Training Style Workout                                                   | 12,914                               | 9,179                            | 9,764                             | -24.4%                             | 6.4%         |
| Trail Running                                                                  | 8,582                                | 11,854                           | 12,520                            | 45.9%                              | 5.6%         |
| Stationary Cycling (Group)                                                     | 8,937                                | 6,054                            | 5,939                             | -33.5%                             | -1.9%        |
| Pilates Training                                                               | 8,893                                | 9,905                            | 9,745                             | 9.6%                               | -1.6%        |
| Cardio Kickboxing                                                              | 6,899                                | 5,295                            | 5,099                             | -26.1%                             | -3.7%        |
| Boot Camp Style Cross-Training                                                 | 6,583                                | 4,969                            | 5,169                             | -21.5%                             | 4.0%         |
| Martial Arts                                                                   | 5,745                                | 6,064                            | 6,186                             | 7.7%                               | 2.0%         |
| Boxing for Fitness                                                             | 5,175                                | 5,230                            | 5,237                             | 1.2%                               | 0.1%         |
| Tai Chi                                                                        | 3,706                                | 3,300                            | 3,393                             | -8.4%                              | 2.8%         |
| Barre                                                                          | 3,329                                | 3,579                            | 3,659                             | 9.9%                               | 2.2%         |
| Triathlon (Traditional/Road)                                                   | 2,374                                | 1,846                            | 1,748                             | -26.4%                             | -5.3%        |
| Triathlon (Non-Traditional/Off Road)                                           | 1,705                                | 1,363                            | 1,304                             | -23.5%                             | -4.3%        |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                      |                                  |                                   |                                    |              |
| <b>Legend:</b>                                                                 | Large Increase<br>(greater than 25%) | Moderate Increase<br>(0% to 25%) | Moderate Decrease<br>(0% to -25%) | Large Decrease<br>(less than -25%) |              |

Figure 19: National General Fitness Trends

## 2.1.11 NATIONAL TRENDS IN OUTDOOR RECREATION

### PARTICIPATION LEVELS

Results from the SFIA report demonstrate strong growth in participation regarding outdoor/adventure recreation activities. Much like the general fitness activities, these activities encourage an active lifestyle, can be performed individually or with proper social distancing in a group, and are not as limited by time constraints. In 2020, the most popular activities, in terms of total participants, from the outdoor/adventure recreation category include: Day Hiking (57.8 million), Road Bicycling (44.5 million), Freshwater Fishing (42.6 million), Camping within ¼ mile of Vehicle/Home (36.1 million), and Recreational Vehicle Camping (17.8 million).

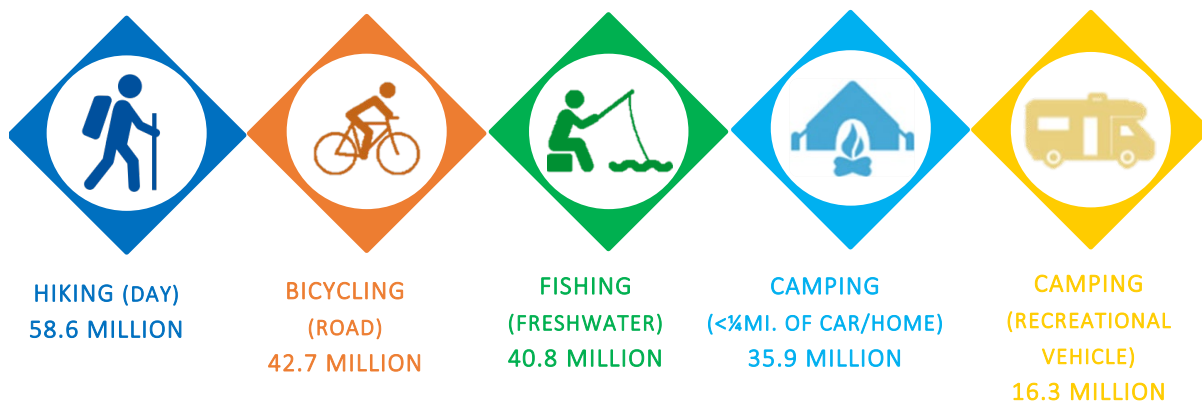


Figure 20: National Outdoor Recreation Participation

### FIVE-YEAR TREND

From 2016-2021, Day Hiking (55.3%), BMX Bicycling (44.2%), Skateboarding (37.8%), Camping within ¼ mile of Vehicle/Home (30.1%), and Fly Fishing (27.3%) have undergone the largest increases in participation. The five-year trend also shows activities such as Adventure Racing (-31.4%), In-Line Roller Skating (-18.8%), Archery (-13.5%), and Traditional Climbing (-4.5%) to be the only activities with decreases in participation.

### ONE-YEAR TREND

The one-year trend shows almost all activities growing in participation from the previous year. The most rapid growth being in Skateboarding (34.2%), Camping within ¼ mile of Vehicle/Home (28.0%), Birdwatching (18.8%), and Day Hiking (16.3%). Over the last year, the only activities that underwent decreases in participation were Adventure Racing (-8.3%) and Archery (-2.7%).

### CORE VS. CASUAL TRENDS IN OUTDOOR RECREATION

Most outdoor activities have experienced participation growth in the last five- years. Although this is a positive trend, it should be noted that all outdoor activities participation, besides adventure racing, consist primarily of casual users. Please see [Appendix A](#) for the full Core vs. Casual Participation breakdown.



| National Participatory Trends - Outdoor / Adventure Recreation                 |                                      |                                  |                                   |                                    |              |
|--------------------------------------------------------------------------------|--------------------------------------|----------------------------------|-----------------------------------|------------------------------------|--------------|
| Activity                                                                       | Participation Levels                 |                                  |                                   | % Change                           |              |
|                                                                                | 2016                                 | 2020                             | 2021                              | 5-Year Trend                       | 1-Year Trend |
| Hiking (Day)                                                                   | 42,128                               | 57,808                           | 58,697                            | 39.3%                              | 1.5%         |
| Bicycling (Road)                                                               | 38,365                               | 44,471                           | 42,775                            | 11.5%                              | -3.8%        |
| Fishing (Freshwater)                                                           | 38,121                               | 42,556                           | 40,853                            | 7.2%                               | -4.0%        |
| Camping (< 1/4 Mile of Vehicle/Home)                                           | 26,467                               | 36,082                           | 35,985                            | 36.0%                              | -0.3%        |
| Camping (Recreational Vehicle)                                                 | 15,855                               | 17,825                           | 16,371                            | 3.3%                               | -8.2%        |
| Fishing (Saltwater)                                                            | 12,266                               | 14,527                           | 13,790                            | 12.4%                              | -5.1%        |
| Birdwatching (>1/4 mile of Vehicle/Home)                                       | 11,589                               | 15,228                           | 14,815                            | 27.8%                              | -2.7%        |
| Backpacking Overnight                                                          | 10,151                               | 10,746                           | 10,306                            | 1.5%                               | -4.1%        |
| Bicycling (Mountain)                                                           | 8,615                                | 8,998                            | 8,693                             | 0.9%                               | -3.4%        |
| Archery                                                                        | 7,903                                | 7,249                            | 7,342                             | -7.1%                              | 1.3%         |
| Fishing (Fly)                                                                  | 6,456                                | 7,753                            | 7,458                             | 15.5%                              | -3.8%        |
| Skateboarding                                                                  | 6,442                                | 8,872                            | 8,747                             | 35.8%                              | -1.4%        |
| Climbing (Indoor)                                                              | -                                    | 5,535                            | 5,684                             | N/A                                | 2.7%         |
| Roller Skating, In-Line                                                        | 5,381                                | 4,892                            | 4,940                             | -8.2%                              | 1.0%         |
| Bicycling (BMX)                                                                | 3,104                                | 3,880                            | 3,861                             | 24.4%                              | -0.5%        |
| Climbing (Traditional/Ice/Mountaineering)                                      | 2,790                                | 2,456                            | 2,374                             | -14.9%                             | -3.3%        |
| Climbing (Sport/Boulder)                                                       | -                                    | 2,290                            | 2,301                             | N/A                                | 0.5%         |
| Adventure Racing                                                               | 2,999                                | 1,966                            | 1,826                             | -39.1%                             | -7.1%        |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                      |                                  |                                   |                                    |              |
| <b>Legend:</b>                                                                 | Large Increase<br>(greater than 25%) | Moderate Increase<br>(0% to 25%) | Moderate Decrease<br>(0% to -25%) | Large Decrease<br>(less than -25%) |              |

Figure 21: National Outdoor/Adventure Recreation Trends



### 2.1.12 NATIONAL TRENDS IN AQUATICS

#### PARTICIPATION LEVELS

Swimming is deemed as a lifetime activity, which is most likely why it continues to have such strong participation. In 2021, Fitness Swimming remained the overall leader in participation (25.6 million) amongst aquatic activities, even though most, if not all, aquatic facilities were forced to close at some point due to the COVID-19 pandemic.

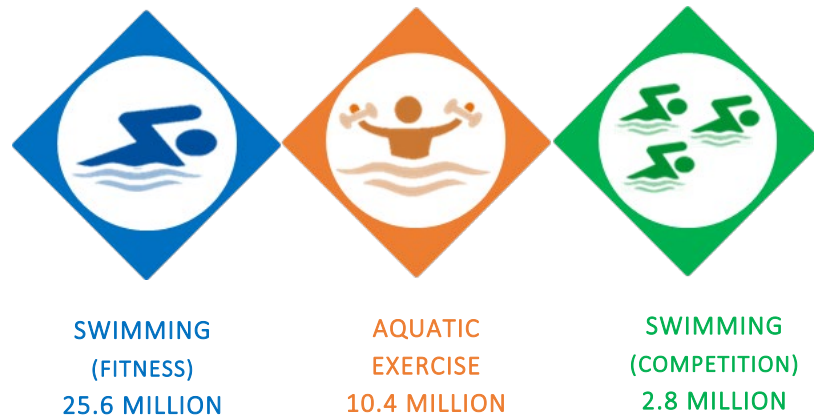


Figure 22: National Aquatics Participation

#### FIVE-YEAR TREND

Assessing the five-year trend, no activity has experienced an increase from 2016-2021, most likely due to the lack of facility access during Covid-19. While Fitness Swimming and Aquatic Exercise underwent a slight decline, dropping -3.7% and -1.7% respectively, Competitive Swimming suffered a -16.2% decline in participation.

#### ONE-YEAR TREND

The impact of the COVID-19 pandemic is seen here as most aquatic facilities were forced to shut down for some part of the year. This caused decreases to Aquatic Exercise (-5.1%) having the largest decline, followed by Fitness Swimming (-0.2%). Participation in Competitive swimming increased by 8%.

#### CORE VS. CASUAL TRENDS IN AQUATICS

Only Aquatic Exercise has undergone an increase in casual participation (1-49 times per year) over the last five years, however, they have all seen a drop in core participation (50+ times per year) in the same time frame. This happened before the COVID-19 pandemic, and the large decreases in all participation over the last year have furthered this trend. Please see [Appendix A](#) for full Core vs. Casual Participation breakdown.

| National Participatory Trends - Aquatics                                       |                                      |                                  |                                   |                                    |              |
|--------------------------------------------------------------------------------|--------------------------------------|----------------------------------|-----------------------------------|------------------------------------|--------------|
| Activity                                                                       | Participation Levels                 |                                  |                                   | % Change                           |              |
|                                                                                | 2016                                 | 2020                             | 2021                              | 5-Year Trend                       | 1-Year Trend |
| Swimming (Fitness)                                                             | 26,601                               | 25,666                           | 25,620                            | -3.7%                              | -0.2%        |
| Aquatic Exercise                                                               | 10,575                               | 10,954                           | 10,400                            | -1.7%                              | -5.1%        |
| Swimming (Competition)                                                         | 3,369                                | 2,615                            | 2,824                             | -16.2%                             | 8.0%         |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                      |                                  |                                   |                                    |              |
| <b>Legend:</b>                                                                 | Large Increase<br>(greater than 25%) | Moderate Increase<br>(0% to 25%) | Moderate Decrease<br>(0% to -25%) | Large Decrease<br>(less than -25%) |              |

Figure 23: National Participatory Trends - Aquatics

## 2.1.13 NATIONAL TRENDS IN WATER SPORTS / ACTIVITIES

### PARTICIPATION LEVEL

The most popular water sports / activities based on total participants in 2021 were Recreational Kayaking (13.3 million), Canoeing (9.2 million), and Snorkeling (7.3 million). It should be noted that water activity participation tends to vary based on regional, seasonal, and environmental factors. A region with more water access and a warmer climate is more likely to have a higher participation rate in water activities than a region that has a long winter season or limited water access. Therefore, when assessing trends in water sports and activities, it is important to understand that fluctuations may be the result of environmental barriers which can greatly influence water activity participation.



### FIVE-YEAR TREND

Over the last five years, Recreational Kayaking (33.3%), Surfing (24%), and Stand-Up Paddling (16.1%) were the fastest growing water activities. White Water Kayaking (1.4%) was the only other activity with an increase in participation. From 2016-2021, activities declining in participation most rapidly were Boardsailing/Windsurfing (-25.3%), Scuba Diving (-20.4%), Water Skiing (-17.4%), Sea Kayaking (-17.2%) Snorkeling (-16.1%), and Sailing (-15.4%).

### ONE-YEAR TREND

Recreational Kayaking (2.7%) and Stand-Up Paddling (1.7%) were the activities that grew over the last 5 years and in the last one year. Activities which experienced the largest decreases in participation in the most recent year include Surfing (-8.9%), Snorkeling (-5.3%), Scuba Diving (-4.3%), and Canoeing (-4.1%).

## CORE VS. CASUAL TRENDS IN WATER SPORTS/ACTIVITIES

As mentioned previously, regional, seasonal, and environmental limiting factors may influence the participation rate of water sport and activities. These factors may also explain why all water-based activities have drastically more casual participants than core participants, since frequencies of activities may be constrained by external factors. These high casual user numbers are likely why most water sports/activities have experienced decreases in participation in recent years. Please see [Appendix A](#) for the full Core vs. Casual Participation breakdown.

| National Participatory Trends - Water Sports / Activities                      |                                      |                                  |                                   |                                    |              |
|--------------------------------------------------------------------------------|--------------------------------------|----------------------------------|-----------------------------------|------------------------------------|--------------|
| Activity                                                                       | Participation Levels                 |                                  |                                   | % Change                           |              |
|                                                                                | 2016                                 | 2020                             | 2021                              | 5-Year Trend                       | 1-Year Trend |
| Kayaking (Recreational)                                                        | 10,017                               | 13,002                           | 13,351                            | 33.3%                              | 2.7%         |
| Canoeing                                                                       | 10,046                               | 9,595                            | 9,199                             | -8.4%                              | -4.1%        |
| Snorkeling                                                                     | 8,717                                | 7,729                            | 7,316                             | -16.1%                             | -5.3%        |
| Jet Skiing                                                                     | 5,783                                | 4,900                            | 5,062                             | -12.5%                             | 3.3%         |
| Sailing                                                                        | 4,095                                | 3,486                            | 3,463                             | -15.4%                             | -0.7%        |
| Stand-Up Paddling                                                              | 3,220                                | 3,675                            | 3,739                             | 16.1%                              | 1.7%         |
| Rafting                                                                        | 3,428                                | 3,474                            | 3,383                             | -1.3%                              | -2.6%        |
| Water Skiing                                                                   | 3,700                                | 3,050                            | 3,058                             | -17.4%                             | 0.3%         |
| Surfing                                                                        | 2,793                                | 3,800                            | 3,463                             | 24.0%                              | -8.9%        |
| Wakeboarding                                                                   | 2,912                                | 2,754                            | 2,674                             | -8.2%                              | -2.9%        |
| Scuba Diving                                                                   | 3,111                                | 2,588                            | 2,476                             | -20.4%                             | -4.3%        |
| Kayaking (Sea/Touring)                                                         | 3,124                                | 2,508                            | 2,587                             | -17.2%                             | 3.1%         |
| Kayaking (White Water)                                                         | 2,552                                | 2,605                            | 2,587                             | 1.4%                               | -0.7%        |
| Boardsailing/Windsurfing                                                       | 1,737                                | 1,268                            | 1,297                             | -25.3%                             | 2.3%         |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                      |                                  |                                   |                                    |              |
| <b>Legend:</b>                                                                 | Large Increase<br>(greater than 25%) | Moderate Increase<br>(0% to 25%) | Moderate Decrease<br>(0% to -25%) | Large Decrease<br>(less than -25%) |              |

Figure 24: National Water Sports/Activities Trends

### 2.1.14 LOCAL SPORT AND LEISURE MARKET POTENTIAL

#### OREGON CITY MARKET POTENTIAL INDEX (MPI)

The following charts show sport and leisure market potential data for Oregon City residents, as provided by ESRI. The Market Potential Index (MPI) measures the probable demand for a product or service within the defined service areas. The MPI shows the likelihood that an adult resident will participate in certain activities when compared to the U.S. average. These activities do not have to be undertaken within the Oregon City boundaries alone.

The national average is 100; therefore, numbers below 100 would represent lower-than-average participation rates, and numbers above 100 would represent higher-than-average participation rates. The service area is compared to the national average in four (4) categories - general sports, fitness, outdoor activity, and commercial recreation.

It should be noted that MPI metrics are only one data point used to help determine community trends; thus, programmatic decisions should not be based solely on MPI metrics.



The following charts compare MPI scores for 46 sport and leisure activities. The activities are categorized by activity type and listed in descending order, from highest to lowest MPI score. High index numbers (100+) are significant because they demonstrate that there is a greater likelihood that residents within the service areas will actively participate in those offerings provided by the Department.

#### GENERAL SPORTS MARKET POTENTIAL

The General Sports category shows two activities scoring above the national average. Those two events in the general sports regarding MPI are Volleyball (111), and Golf (109). Soccer is the lowest recorded activity in the city with an MPI score of (86).

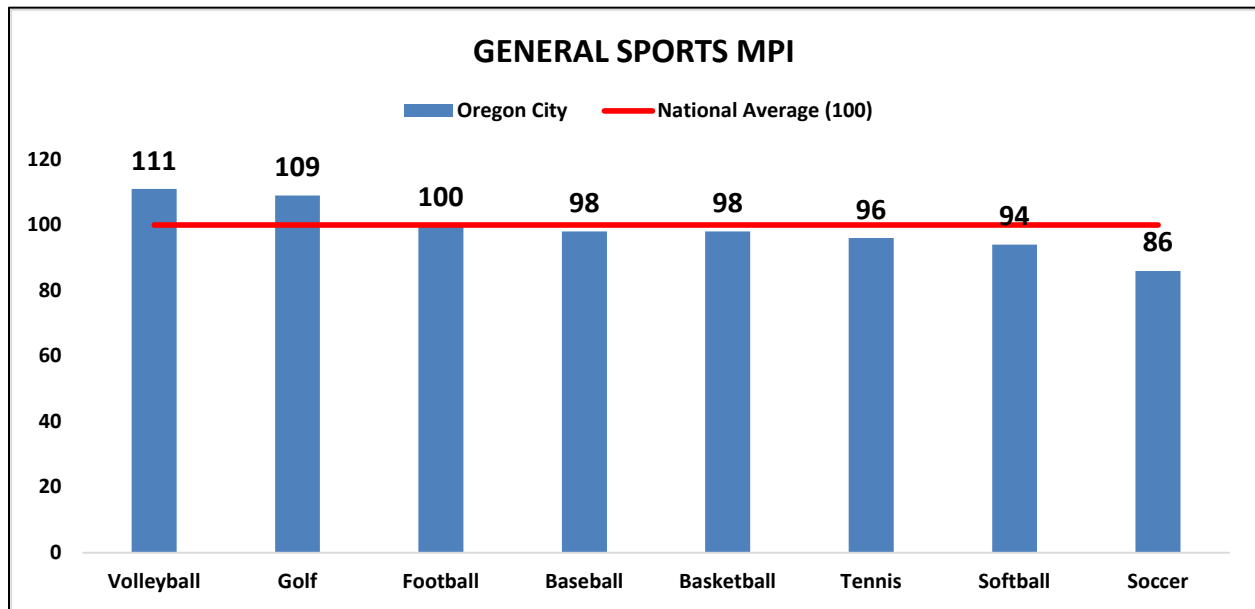


Figure 25: Local General Sports MPI



FITNESS MARKET POTENTIAL

Assessing MPI scores for the Fitness Activity category reveals that five activities are above the national average, and one is right at the national average. The five activities are Swimming (108), Weightlifting (108), Walking for Exercise (106), Yoga (103), and Jogging/Running (103). Pilates is equal to the national average of 100 on the MPI scale.

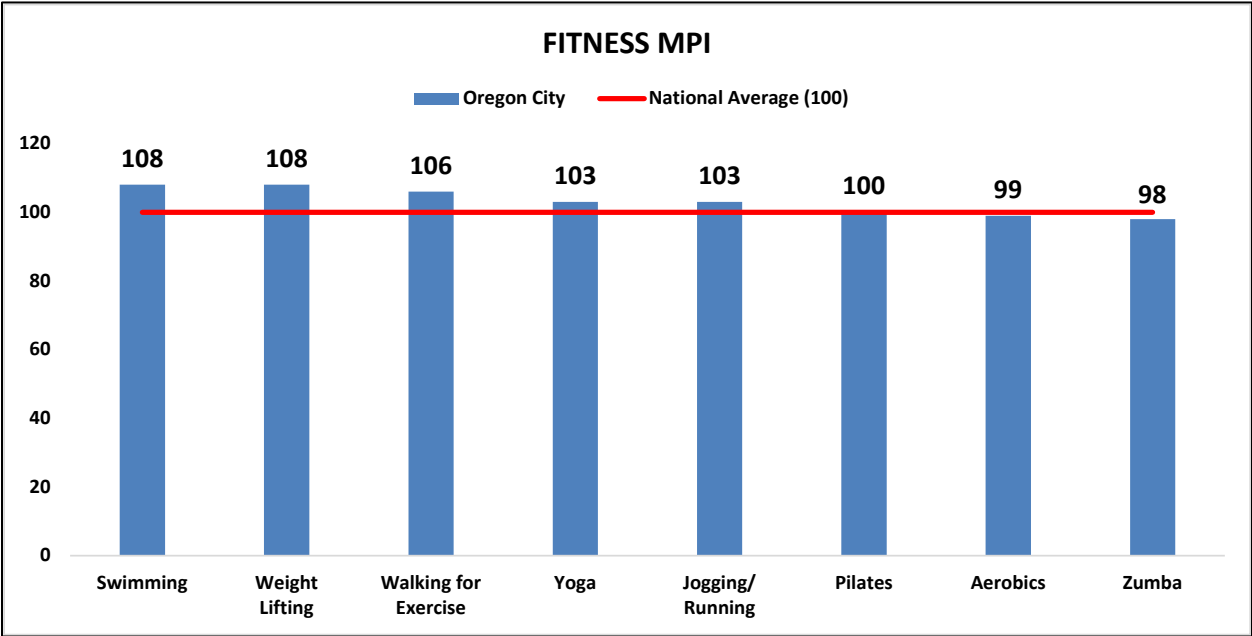


Figure 26: Local Fitness MPI



### OUTDOOR ACTIVITY MARKET POTENTIAL

Overall, the Outdoor Activity MPI chart reflects that Oregon City is above the national average in almost all activities recorded. The most popular is Fresh Water Fishing (122), followed by Canoeing/Kayaking (121) and then Mountain Bicycling (108).

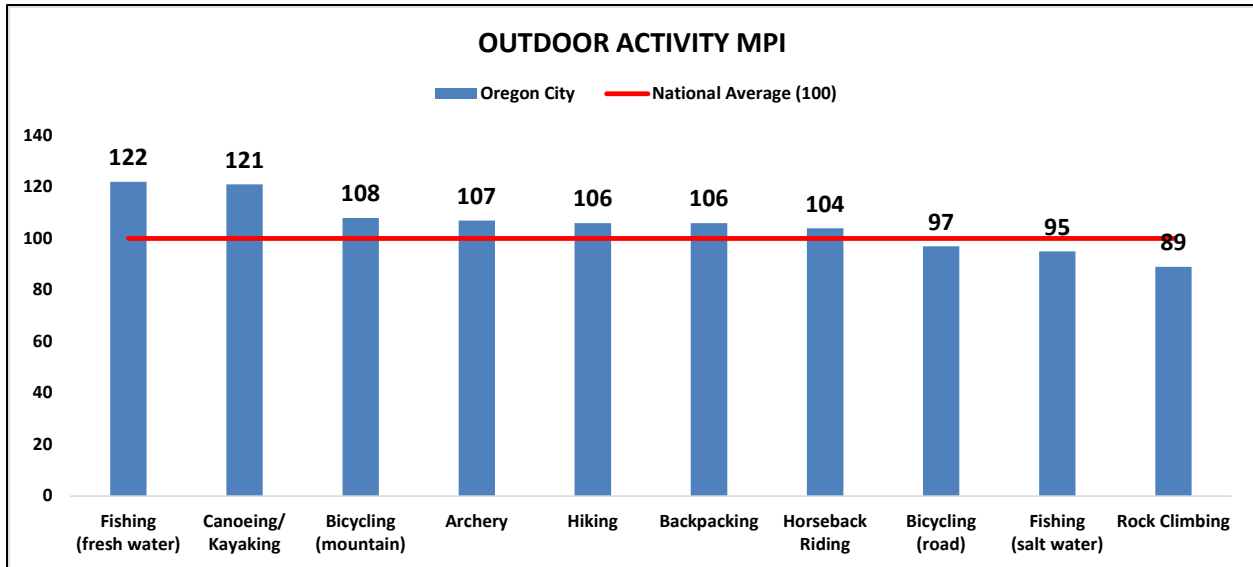


Figure 27: Local Outdoor Activity MPI

### COMMERCIAL RECREATION MARKET POTENTIAL

The Commercial Recreation category reveals a community more willing to spend money on sports/recreation equipment than the national average. Spent \$250+ on sports/rec equipment (111), \$1-99 on sports/rec equipment (103), and Spent \$100-249 on sports/rec equipment (103) all had an MPI over 100. Other notable activities with above average MPI that the Department could program towards were Attended sports event (109), Did photo album/scrapbooking (107), Played video/electronic game (105 console, 101 portable), Did painting/drawing (105), and Did photography (103).

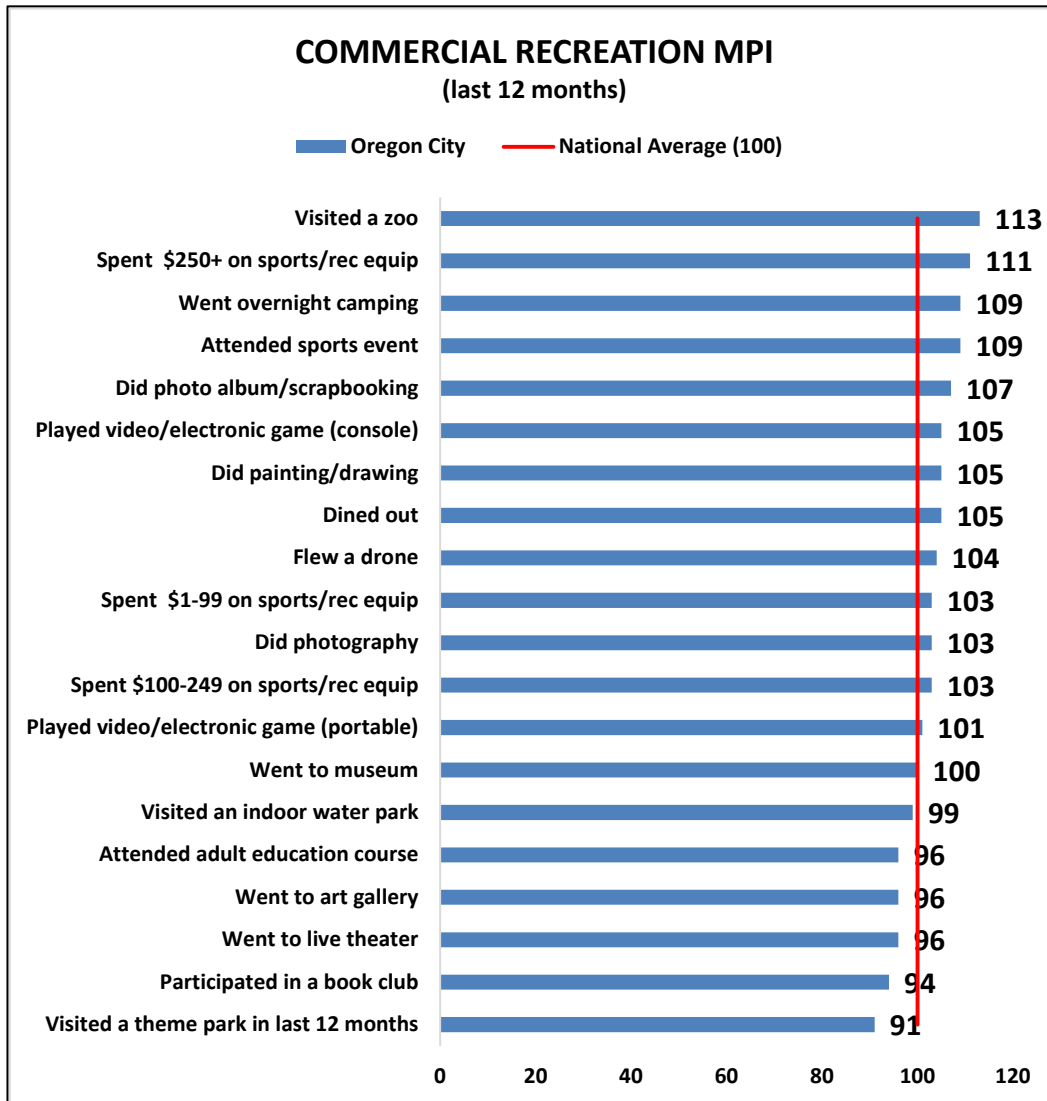


Figure 28: Local Commercial Recreation MPI



## 2.2 SUMMARY OF KEY FINDINGS

Based on the information presented in the Demographics and Trends Analysis, the following are the key findings that are of particular interest and/ or have significant implications for the City:

- **Population:** The City's population has grown significantly over the last 12 years and this rate of growth is projected to continue, albeit at a slower rate over the next 15 years. The Department must continue to monitor population growth to ensure that programs, facilities, and amenities keep up with community needs.
- **Age:** City residents are now older than the national median age, and there is a growing presence of older adults between the ages of 35-54. By 2037, the population will continue to age, as the oldest age segments (55-74 and 75+) are expected to grow, while all other segments are projected to decline slightly. The Department must continue to focus on multigenerational offerings and regularly reevaluate its programming mix to effectively serve this ageing, yet active population.
- **Race / Ethnicity:** The City's populace is predominately categorized as White Alone (82%), however, that percentage has dropped since 2010 (91% White Alone) and is projected to continue shrinking (75% White Alone in 2037). This drop will lead to a more diverse populace with Two or More Races (10% in 2022) being the largest minority group, and projections show that one out of every four residents will be non-white by 2037.

People of Hispanic / Latino ethnicity currently represent 9% of the total population, which is substantially below the national average (19%), and the Oregon State average (14%) This group is expected to reach almost 11% by 2037. The Department should continue to monitor program participation to ensure that offerings are adequately serving residents and are representative of the race/ethnicity distribution of City residents.

- **Income Levels:** The income characteristics of City residents are higher than the state and national levels for per capita income and median household income. These income levels coupled with above-average MPI numbers suggest a willingness of the population to spend money to attend events and/or facilities in which they see value, as well as purchase recreation equipment.
- **National Participatory Trends:** National participatory trends are promising for the Department, as many of the activities in sports and fitness aligned with core offerings are trending positively in recent years. Despite the facility closures due to the pandemic, overall, people are recreating more, and the importance of living an active, healthy lifestyle is on the rise. The Department must continue to provide active recreation opportunities and seek out new, trending activities that will drive interest and meet the demand for parks, facilities, and recreation programs among Oregon City residents for many years to come.
- **Local Participatory Trends:** Local recreation trends show above-average participation across the board with 30 of the 46 tracked activities having MPI scores at, or above the national average. This is indicative of an active population, seeking to participate in a wide range of fitness, sports, and outdoor activities.



CHAPTER THREE – PUBLIC ENGAGEMENT

To establish a better understanding of the City’s current state and to help determine the needs and priorities for the future, the planning process incorporated a variety of input from City residents. This included a series of key stakeholder interviews, a statistically valid survey, an online survey, crowdsourcing through the website <https://orccityparksandplay.org/>, and six public forums. These mediums helped to engage over 750 participants representing multiple groups throughout the City.



Figure 29: Public Input Infographic

### 3.1 KEY LEADERSHIP & STAKEHOLDER INTERVIEWS



A fundamental part of the Parks Master Plan process includes conducting a robust outreach effort to solicit critical input from key stakeholders and focus groups. Over the course of June 1<sup>st</sup> and 2<sup>nd</sup>, 2022 the consulting team convened these groups to better assess community needs across the City. The purpose of these interactions was to gain insight into the current strengths, opportunities, and priorities for the park system, and to better understand the future recreational needs of the Department. These meetings included participants from the following groups:

| Stakeholders and User Groups            |                                 |
|-----------------------------------------|---------------------------------|
| Confederated Tribes of Grande Ronde     | Friends of the Ermatinger House |
| Oregon City Maintenance Department      | Oregon City Soccer              |
| Oregon Swim Swim Club                   | Oregon City Youth Sports        |
| Parks and Recreation Advisory Committee |                                 |

#### 3.1.1 STRENGTHS

Based on feedback from key stakeholder interviews and focus groups, common themes of strengths arose in many conversations. These themes included the natural beauty and usability of Oregon City, the management of current assets with limited resources, the support and engagement of the community, and the recent growth of the system.

#### LOCATION

The location and natural landscape appeal to a wide variety of users. The city's proximity to the greater Portland area, as well as being located on the Willamette River with its great, wonderful



Figure 30: Strengths word cloud

topography creates appeal to a wide variety of users. Participants also mentioned the geographical diversity of parks and the great downtown area as strengths.

### RESOURCE MANAGEMENT

Participants were pleased with the Department's ability to do the best they can with the resources available and current light staffing levels. Praise was given for the implementation of the new Cost Recovery Process, as well as the numerous improvements to the pool, new park openings, and the maintenance level and number of fields currently available to the community.

### COMMUNITY ENGAGEMENT

The City's reputation, as well as the community's willingness to support the Department were mentioned as strengths of the system. The City was recognized for improved community outreach on recent projects such as the Clackamette RV Park, as well strong use of social media use as Facebook and Instagram to connect with participants and create meaningful engagement with the community.

### EMBRACING GROWTH AND INNOVATION

The Department was recognized for the addition of recent parks, a substantial growth in membership, and its willingness to adapt to recent trends, such as pickleball. The new shared Public Works facility is considered a great enhancement, as well as the implementation of the MaintainX App.

#### 3.1.2 OPPORTUNITIES

Stakeholders and focus groups shared several perspectives on the future of the Department. Suggestions for opportunities to improve include ways to add additional funding, internal/external communication, and partnerships, the maintaining of current assets, historical preservation and acknowledgement, and better connectivity throughout the City.

### FUNDING

The Department's need for additional funding to be able to both maintain current assets, as well as expand offerings with the growing population were constant themes throughout discussions. Multiple key leaders and stakeholders brought up the idea of a Parks Bond, as they believe the community is more likely to support a bond (as opposed to other funding measures) as it would need to provide specific projects.



Figure 31: Opportunities word cloud

Some other comments/concerns/suggestions in regard to funding from stakeholders included:

- Citizens will be happy to invest tax dollars if they can see a plan
- The city already has 3 outstanding bonds (Police, Library, and Pension) and are unsure if the community will support a Parks Bond as well
- City has untapped property tax limit
- Fees and charges being implemented is getting a lot of community pushback
- How can we offer programs in a way that is financially sustainable?
- Overcoming mindset of "That's too nice for Oregon City"
- Parks is funded out of general fund and has historically been cut
- Recent struggles on the revenue side (due to pandemic)
- Solicit wealthy individuals for contributions



- Utilize grants and private foundations

#### INTERNAL/EXTERNAL COMMUNICATION AND PARTNERSHIPS

Stakeholders shared opportunities about the communication practices of the Department and the City, as well as expressed a desire for more and better partnerships. There were multiple concerns regarding the communication and purpose of fee increases (more so than the fee increases themselves), as well as a perceived unwillingness to engage in partnerships.

Comments and suggestions tied to communication and partnerships included:

- Consistent signage needed
- How can parks and recreation help support economic development?
- How can we better partner with School Districts etc. for overlapping programs / community education etc.?
- Improve communication standards
- Incorporate digital advertising for state campaigns
- More advertising geared towards taking advantage of tourism
- More community champions
- Native American outreach
- Need collaboration to figure out use of sports fields
- Need to be out in the community to get input from the younger populations so that they can then follow the Department in digital ways
- Regular roundtable meetings to discuss projects
- Website is difficult to navigate and often outdated
- Would like to hear more "Here's what we are doing, do you want to be involved?"

#### DEFERRED MAINTENANCE ON EXISTING INFRASTRUCTURE

There were opportunities addressed regarding the maintenance and upkeep of current department assets, as well as discussions around the obstacles staff faces in addressing these issues. Deferred maintenance was the most often mentioned concern, as there was a general theme of wanting to make sure the City takes care of what they currently have as they continue to add new parks and amenities. There were also multiple comments regarding the number of unhoused people utilizing the parks and the additional workload that adds to staff as well as safety concerns.

Statements and questions collected from stakeholders regarding current infrastructure included:

- Cemetery is understaffed and needs a new building
- Dated infrastructure and capital needs that need to be addressed
- Excessive maintenance back log
- Graffiti and vandalism are a problem
- Unhoused population- not sure how to address it
- Major facilities issues and deferred maintenance
- Need a larger, specific maintenance budget
- Need better management of vandalism of properties, particularly restrooms
- Need to be thinking about deferred maintenance
- Parks department is underserved and understaffed
- Playgrounds, landscaping, lines at the sports courts need to be striped
- Staff cannot maintain ball diamonds



## HISTORICAL PRESERVATION AND ACKNOWLEDGEMENT

The community takes a lot of pride in the history of the City and would like to see efforts made to not only preserve historic facilities such as the Ermatinger House, the Buena Vista Social Club, and The End of Oregon Trail Interpretive Center, but also celebrate their significance.

Some of the comments/concerns/suggestions regarding historical preservation and acknowledgement from stakeholders included:

- “It is good people know and understand their history”
- The city does a poor job with historic preservation
- Ermatinger House needs to find a niche.
- Friends of Ermatinger House are concerned with being treated as though they are renting space, not bringing people into house
- Heard the pros and cons of investment in Buena Vista Social Club
- Interest in land acknowledgments if they have a defined purpose
- Oregon City needs Historic Preservation Society (see Salem, OR)
- Requests for a cultural center

### 3.1.3 TOP PRIORITY

Stakeholders shared their priorities to enhance the City’s parks and recreation system. There was substantial conversation around activating the waterfront areas, the building of a sports complex, historical preservation, improved connectivity and access, and a focus on financial sustainability.

#### WATER ACTIVATION

Stakeholders indicated a real interest in both activating and improving access to the Willamette River for existing community users to drive tourism and economic development. Specific ideas included enhancing existing boat launches and marina, adding restaurants and a river walk, and focusing on keeping the water clean to maximize fishing opportunities.

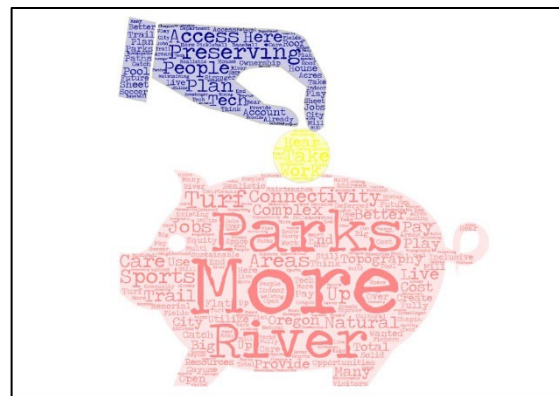


Figure 32: Top priority word cloud

#### SPORTS COMPLEX

A youth sports complex was mentioned as a priority by multiple stakeholders. Key components of the complex included ample parking and synthetic turf for at least four multi-use fields. An attached fieldhouse was also mentioned for indoor soccer and baseball.

#### CONNECTIVITY AND ACCESS

Improving and expanding trails and paths throughout the City was an often-mentioned priority by stakeholders. They would like to see more access to natural areas and a better utilization of the City’s topography and natural areas, with more connectivity throughout the system.

#### HISTORICAL PRESERVATION

Stakeholders would like to see a focus on historical preservation and acknowledgement. Specific priorities were a memorial for Cayuse 5, restoring the End of the Oregon Trail Interpretive Center, and a better-defined purpose and usage of the Ermatinger House.



## SUSTAINABILITY

A prevalent theme expressed by respondents was the Department's ability to take care of its current assets; sustainability was also an often-mentioned priority. Stakeholders would like to see the plan assist staff in taking total cost of ownership into account when planning new facilities, parks, and amenities. There was also a desire to catch up with deferred maintenance for existing parks before moving forward with new projects.

### 3.2 PUBLIC INPUT MEETING

In tandem with the stakeholder and focus group interviews, the consulting team also conducted a public input meeting designed to further engage City residents. The public input meeting took place on June 2nd, 2022, in a hybrid format (in-person and online) and provided attendees with a presentation of the project, process, initial demographic findings, as well as an opportunity for residents to offer feedback on the parks system via live polling through Mentimeter.com polls and by asking questions during the presentation. Approximately 15 participants, representing a variety of interests, participated in the public forum in person with additional attendees online.



#### LIVE POLLING

One key approach for soliciting feedback from public meeting attendees was through live audience polling. Using the responses from focus group and key leadership interview questions, the consulting team developed questions within a PowerPoint presentation to gain an understanding of City needs.

Attendees were able to respond to these questions and view responses in real time using Mentimeter.com and answered a series of questions related to usage and need for parks, trails, facilities, and programs.

The infographic below shows key data from this polling.



#### Gender:

50% - Male  
43% - Female  
7% - Prefer not to answer



#### Age:

43% - Ages 55-74  
36% - Ages 35-54  
21% - Ages 18-34



#### Preferred communication

71% - Email  
57% - Website  
50% - Oregon City Trail News



#### Regularly used amenities:

60% - Trails  
53% - Sports Courts  
40% - River Access



#### Most important improvements:

47% - Expand & connect trail system  
40% - Build new or upgrade existing sports courts  
33% - Build new or upgrade existing aquatic facility

### 3.3 STATISTICALLY VALID SURVEY

#### 3.3.1 OVERVIEW

ETC Institute administered a Parks and Recreation Needs Survey for the City of Oregon City during the months of summer 2022. The survey will help the Oregon City Parks and Recreation Department plan for future recreation programs and facilities that meet the community's needs and preferences.

#### 3.3.2 METHODOLOGY

ETC Institute mailed a survey packet to a random sample of households in Oregon City. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at [OrCityParksSurvey.org](http://OrCityParksSurvey.org). After the surveys were mailed, ETC Institute followed up by sending text messages and mailing postcards to encourage participation. The text messages and postcards contained a link to the online version of the survey to make it easy for residents to complete the survey. To prevent people who were not residents of Oregon City from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The goal was to complete a minimum of 400 completed surveys from residents. The goal was exceeded with 401 completed surveys collected. The overall results for the sample of 401 households have a precision of at least  $\pm 4.8$  at the 95% level of confidence.

#### 3.3.3 MAJOR FINDINGS

##### PARKS AND RECREATION FACILITIES USE

**Use of Parks and Recreation Facilities.** Respondents were asked if they had used the Oregon City parks or recreation facilities within the past year. Eighty-seven percent (87%) of respondents said they had used the parks/facilities. Of those respondents, the highest number (27%) said they used them 2-4 times a week followed by 1-3 times a month (25%) and less than once a month (23%). Those same respondents were asked to rate the physical condition of those facilities: most respondents (61%) rated them good, 22% said excellent, and 18% said either fair (17%) or poor (1%).

**Barriers to Use.** Respondents were asked to indicate the reasons why they didn't use facilities or didn't use them more often; multiple selections could be made. The highest number of respondents said they were not aware of facility/parks/trail locations (22%) and lack of features they want to use (21%).

**Benefits of Services.** Respondents were asked to rate their level of agreement with 15 statements regarding ways Parks and Recreation services benefit their household and community. The highest number of respondents agreed or strongly agreed that parks and recreation make Oregon City a more desirable place to live (83%), preserves open spaces and protects the environment (82%), and improves their household's physical health and fitness (78%).

##### PARKS AND RECREATION PROGRAMS PARTICIPATION

**Participation in Programs.** Respondents were asked if they had participated in Oregon City parks or recreation programs within the past three years. Thirty-two percent (32%) of respondents said someone in their household had participated. Of those respondents, the highest number (44%) said they participated in 2-3 programs, followed by 1 program (26%). Those same respondents were then asked to

rate the overall quality of those programs: most respondents (57%) rated them good, 26% said excellent, and 17% said either fair (16%) or poor (1%).

**Barriers to Use.** Respondents were asked to indicate the reasons why they didn't participate in programs and events or didn't participate more often; multiple selections could be made. The highest number of respondents said they were not aware of the offerings (38%) and busy schedules/lack of interest (31%).

**Organizations Used for Recreation.** Respondents were asked to select all the organizations their household used for recreation and sports activities. Most common were Oregon City parks and recreation (60%), neighboring cities (38%), and Clackamas County (36%).

**Communication Methods.** Respondents most often learned about recreation programs and events from the Trail News (71%), the city website (44%), and social media (44%). Respondents most preferred methods are Trail News (62%), social media (37%), or the city website (34%)



## FACILITIES AND AMENITIES NEEDS AND PRIORITIES

**Facility/Amenity Needs:** Respondents were asked to identify if their household had a need for 32 facilities/amenities and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest "unmet" need for various facilities/amenities.

The three facilities/amenities with the highest estimated number of households that have an unmet need:

1. Multi-use paved trails - 6,192 households
2. Multi-use unpaved trails - 5,307 households
3. Water access - 4,986 households

The estimated number of households that have unmet needs for each of the 32 facilities/amenities assessed is shown in the chart below.



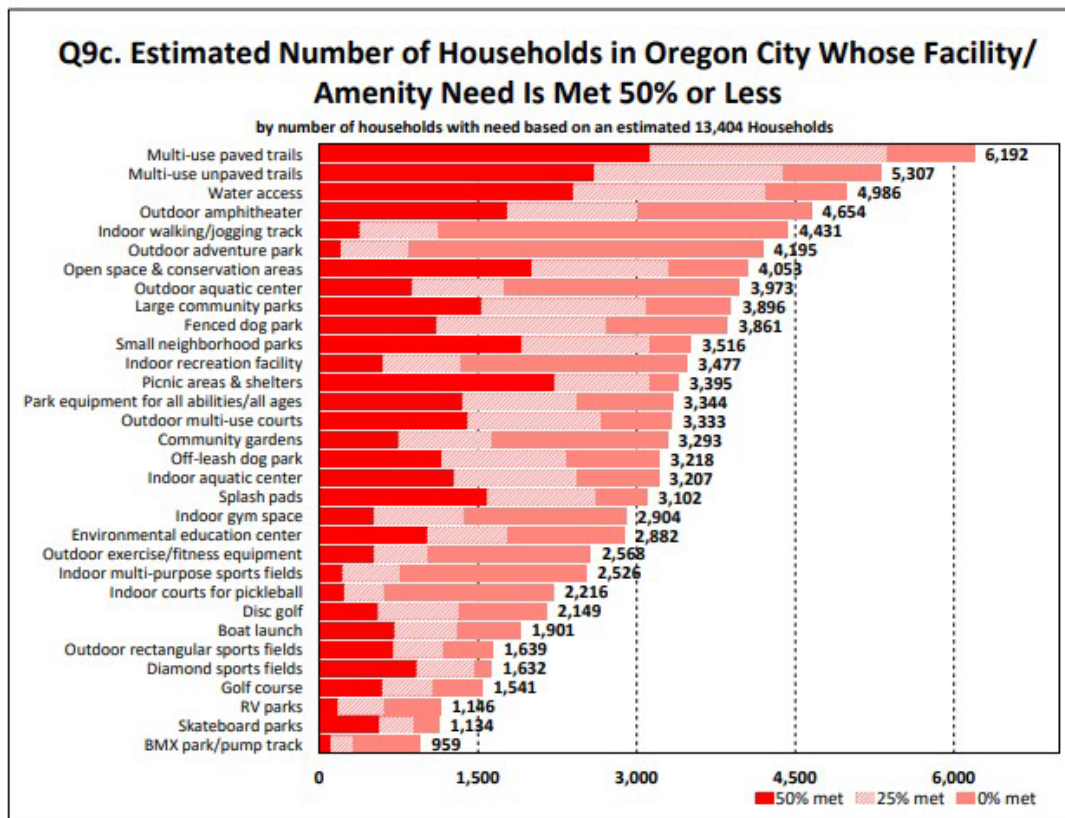


Figure 33: Unmet Facility and Amenity Needs

**Facilities and Amenities Importance:** In addition to assessing the needs for each facility/amenity, the ETC Institute also assessed the importance that residents placed on each item. Based on the sum of respondents' top four choices, these were the four most important amenities to residents:

1. Multi-use paved trails (33%)
2. Multi-use unpaved trails (26%)
3. Large community parks (16%)
4. Fenced dog park (16%)



The percentage of residents who selected each facility/amenity as one of their top four choices is shown in the chart below.

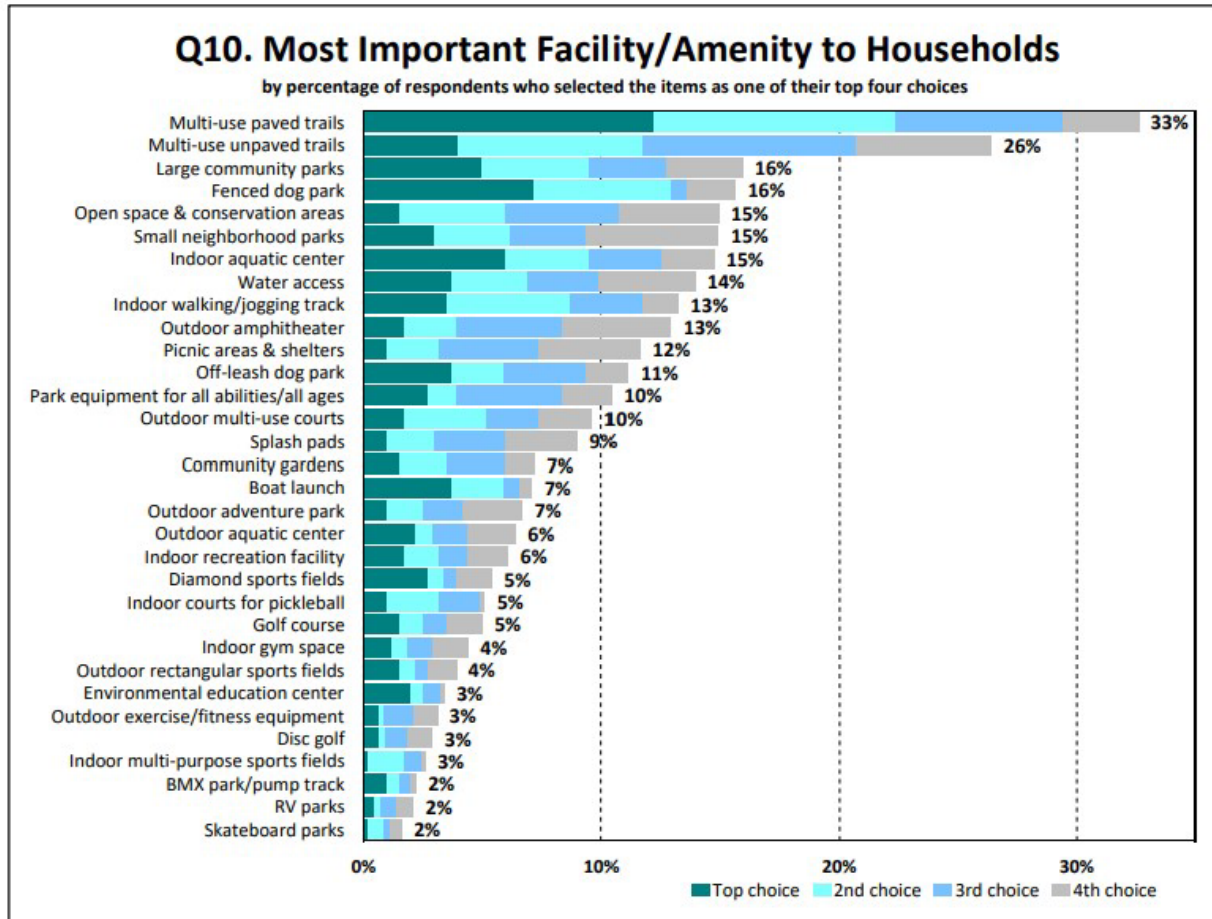


Figure 34: Most Important Facilities/Amenities to Households

**Priorities for Facility Investments:** The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The Priority Investment Rating (PIR) equally weighs (1) the importance that residents place on amenities/facilities and (2) how many residents have unmet needs for the facility/amenity.

Based the Priority Investment Rating (PIR), the following parks and recreation facilities/amenities were rated as high priorities for investment:

- Multi-use paved trails (PIR=200)
- Multi-use unpaved trails (PIR=166.7)
- Water access (PIR=123.2)
- Outdoor amphitheater (PIR=114.7)
- Indoor walking/jogging track (PIR=112.1)
- Large community parks (PIR=111.7)
- Open space & conservation areas (PIR=111.2)
- Fenced dog park (PIR=110.2)
- Small neighborhood parks (PIR=102.5)

The chart below shows the Priority Investment Rating for each of the 32 facilities/amenities assessed on the survey

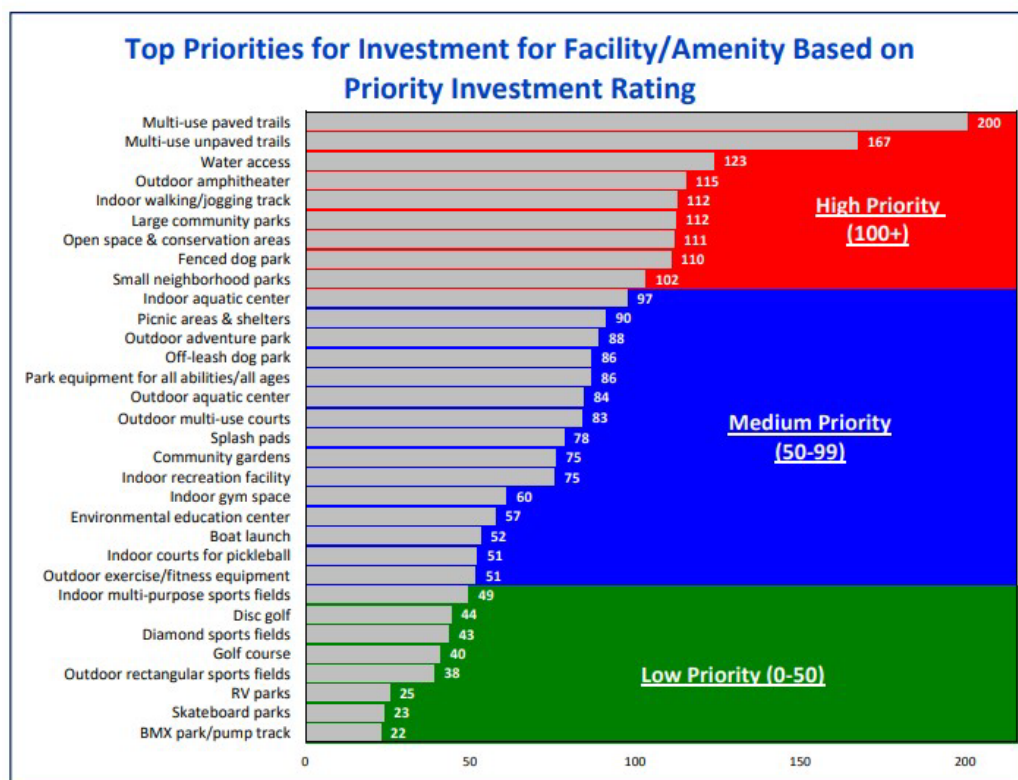


Figure 35: Top Priorities for Investment for Facility/Amenity



## RECREATION PROGRAM NEEDS AND PRIORITIES

**Program Needs:** Respondents were asked to identify if their household had a need for 30 programs and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest “unmet” need for various facilities/amenities.

The three programs with the highest estimated number of households that have an unmet need:

1. Adult fitness and wellness programs - 5,136 households
2. Cultural enrichment programs/events - 4,382 households
3. Community special events - 4,229 households

The estimated number of households that have unmet needs for each of the 30 recreation programs assessed is shown in the chart below.

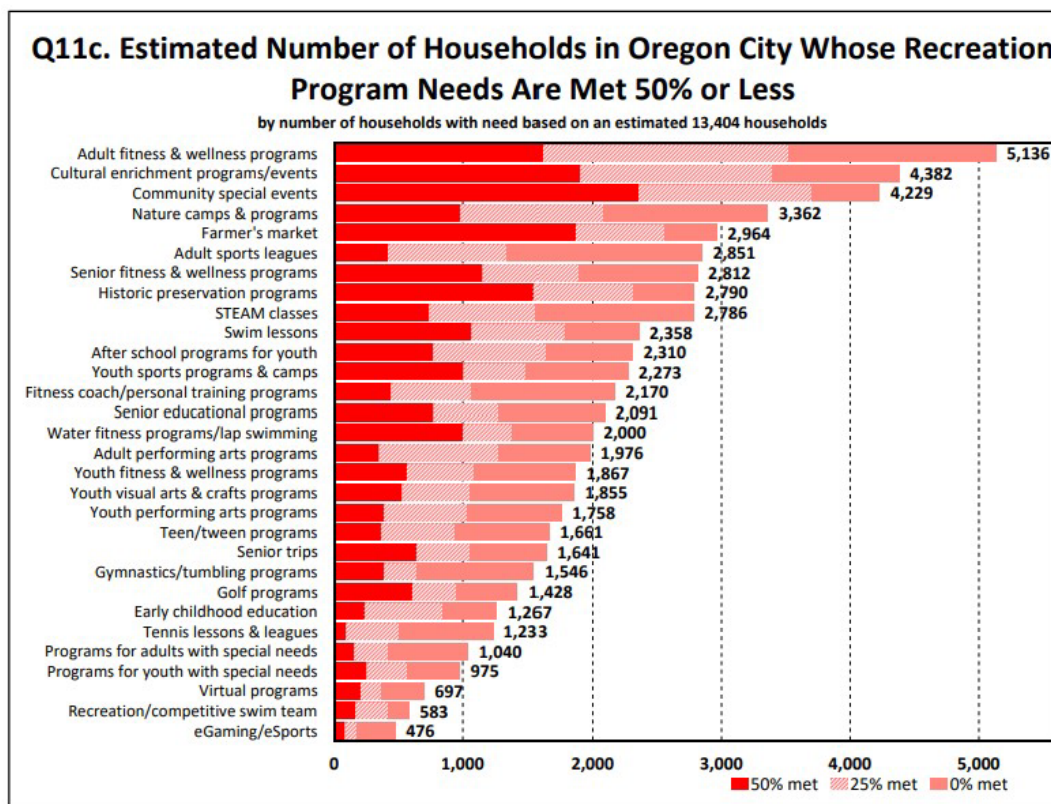


Figure 36: Unmet Needs: Recreation Programs



**Programs Importance:** In addition to assessing the needs for each program, ETC Institute also assessed the importance that residents placed on each item. Based on the sum of respondents' top four choices, these are the four most important programs to residents:

- Farmer's market (44%)
- Community special events (23%)
- Adult fitness & wellness programs (21%)
- Senior fitness & wellness programs (15%)

The percentage of residents who selected each program as one of their top four choices is shown in the chart below.

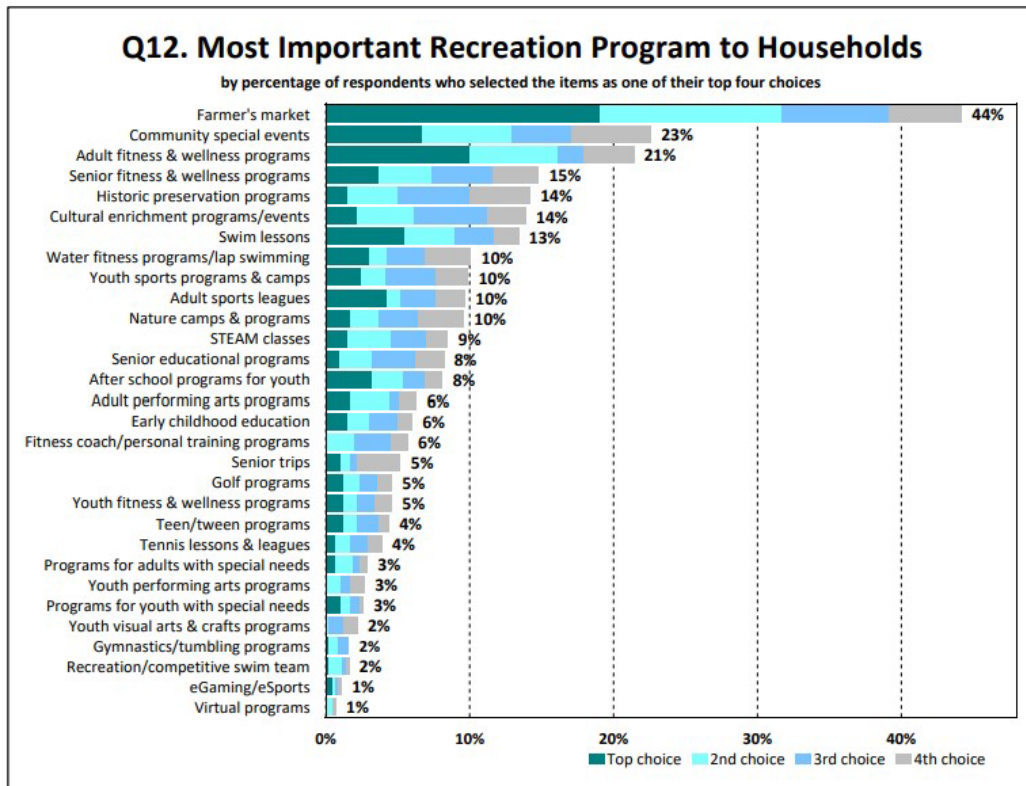


Figure 37: Most Important Recreation Programs to Households



**Priorities for Program Investments:** The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The Priority Investment Rating (PIR) equally weighs (1) the importance that residents place on each program and (2) how many residents have unmet needs for the program.

Based the Priority Investment Rating (PIR), the following Oregon City programs were rated as high priorities for investment:

- Farmer's Market (PIR=158)
- Adult fitness & wellness programs (PIR=148)
- Community special events (PIR=133)
- Cultural enrichment programs/events (PIR=117)

The chart below shows the Priority Investment Rating for each of the 30 programs assessed.

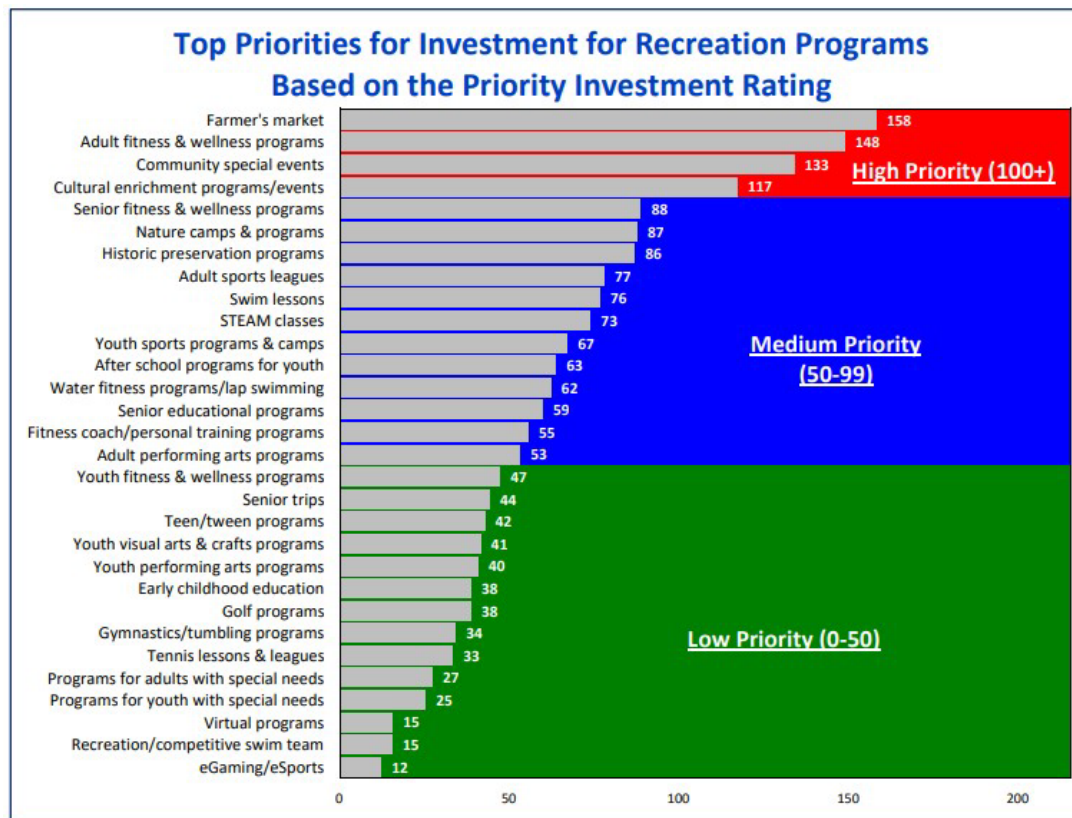


Figure 38: Top Priorities for Investment: Recreation Programs

## VALUE OF PARKS AND RECREATION AND ALLOCATION OF FUNDS

**Overall Value.** Respondents were asked to rate their level of satisfaction with the overall value they received from the Parks and Recreation Department: the highest percentage of respondents felt satisfied (39%) followed by neutral (30%). Households were then asked if their perception of value had changed given the COVID-19 pandemic. The highest number of respondents (36%) said there was no change, 34% said it significantly increased, and 26% said it somewhat increased. Fifty-two percent (51%) of respondents felt funding should increase based on their perception of value, 36% thought it should stay the same, and 11% were not sure.

**Allocation of Funds.** Respondents were asked to allocate a hypothetical \$100 budget for Parks and Recreation. The highest amount of funding (\$31.15 on average) went to improvements/maintenance of existing parks and recreation facilities followed by \$18.72 for new biking/walking trails and \$15.76 for new indoor recreation facilities.

**Support for Additional Taxes/Fees.** Respondents were asked to indicate how willing they would be to pay additional taxes or fees to improve parks and recreation. Most respondents (46%) were either willing (30%) or very willing (16%), and 26% were either not willing (9%) or not at all willing (17%)

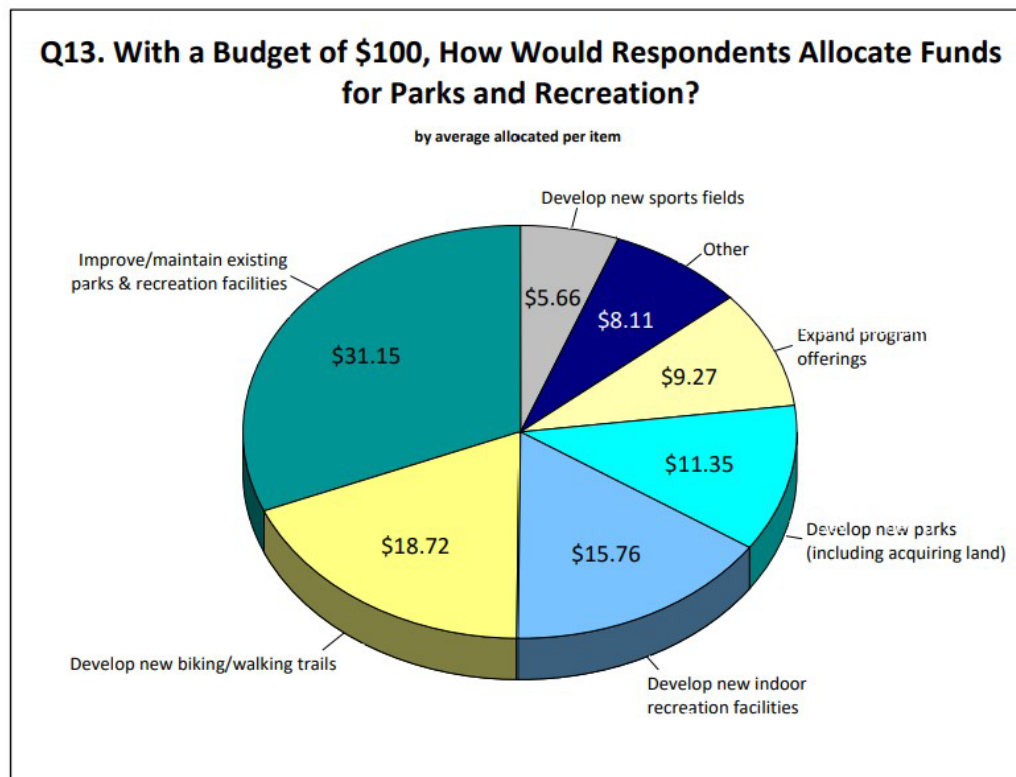


Figure 39: Allocation of Funds with \$100 Budget



### 3.4 SURVEY COMPARISON: STATISTICALLY VALID VS ONLINE

#### 3.4.1 OVERVIEW

To more effectively prioritize community needs, the Department utilized two primary tools: a Statistically Valid Survey, disseminated by the ETC Institute, and an Online Community Survey, facilitated via SurveyMonkey. The Online Community Survey was a replica of the Statistically Valid Survey, thereby providing an opportunity for those not randomly chosen for the Statistically Valid Survey to partake in the community engagement process and contribute their insights.

ETC Institute administered the Statistically Valid Survey to residents of Oregon City. The survey, cover letter and postage-paid return envelope were mailed to a random sample of households, looking to match the demographics of the town. The cover letter explained the purpose of the survey and encouraged residents to either return their survey by mail or complete the survey online at [www.OrCityParksSurvey.org](http://www.OrCityParksSurvey.org).

| <br><b>Statistically Valid Survey</b>                                                                                                                                                                                                                                                                                                     | <br><b>Online Community Survey</b>                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• 401 households (Goal of 400)</li><li>• Precision rate of at least +/- 4.8% at the 95% level of confidence</li><li>• Residents were able to return the survey by mail, by phone or completing it online</li><li>• Only scientific &amp; defensible method to understand community needs</li><li>• Translation services available in multiple languages including Spanish.</li></ul> | <ul style="list-style-type: none"><li>• 184 responses</li><li>• No precision rate or level of confidence due to there being no selection criteria for respondents</li><li>• Asked same questions as the Statistically Valid Survey</li><li>• Provides further insight on community expectations</li><li>• Available in English and Spanish</li></ul> |

Figure 40: Survey Comparison Chart

The following sections present a side-by-side comparison of survey results. All areas of congruence (in terms of order or response percentage range) are shaded in each table. **Green** identified responses 10% higher than the statistically valid survey, **orange** indicates responses 10% lower than the statistically valid survey, and **white** identifies unique responses.

Below are some of the key takeaways from both the surveys.

#### 3.4.2 KEY SURVEY COMPARISONS

##### FACILITY/AMENITY IMPORTANCE

The results of the ETC Statistically Valid Survey and the Online Community Survey showed a stark difference in the Top 5 facility/amenity importance amongst participants, with only one shared amenity, “Fenced Dog Park”. Online Community Survey participants ranked it third at 41%, while participants of the Statistically Valid version ranked it fourth at 16%. Another key distinction was the top-ranked amenity, which differed between survey participants. Online Community Survey participants ranked “Indoor Aquatic Facility” as number one, with 69%, while ETC Statistically Valid survey respondents



ranked “Multi-Use Paved Trails” as their top choice at 33%. Comparing the data from the two, Online Community Survey participants placed more importance on active recreational facilities/amenities and special use amenities, while Statistically Valid survey participants would prefer more passive options.

|  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1. Multi-use Paved Trails (33%)                                                                                     | 1. Indoor Aquatic Center (69%)                                                                                    |
| 2. Multi-use Unpaved Trails (26%)                                                                                   | 2. Boat Launch (42%)                                                                                              |
| 3. Large Community Parks (16%)                                                                                      | 3. Fenced Dog Park (41%)                                                                                          |
| 4. Fenced Dog Park (16%)                                                                                            | 4. Diamond Sports Fields (40%)                                                                                    |
| 5. Open-Space & Conservation Areas (15%)                                                                            | 5. Skateboard Parks (40%)                                                                                         |

*Figure 41: Facility/Amenity Importance Comparison*

### USAGE BARRIERS

The survey results from both versions showed four out of five of the top barriers were the same, although ranked in different orders. Statistically Valid survey participants ranked “Use of Parks/Trails in other Cities” fifth with 17%, while Online Community Survey takers ranked “Lack of restrooms” fifth at 22%. “Lack of restrooms” was ranked sixth for the Statistically Valid survey at 12%.

In the Statistically Valid Survey, safety fears due to the homeless population and camps, lack of time/busyness, not being dog friendly, or absence of off-leash dog spaces were the top three most cited barriers. In the Online Community Survey, many respondents who chose “Other” cited lack of pool space/pool temperature and no space for dogs or absence of dog-friendly parks are the biggest barriers.

|  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 1. Not aware of parks’ or trails’ locations (22%)                                                                     | 1. Lack of features we want to use (46%)                                                                            |
| 2. Lack of features we want to use (21%)                                                                              | 2. Other (32%)                                                                                                      |
| 3. Other (20%)                                                                                                        | 3. Not aware of parks’ or trails’ locations (29%)                                                                   |
| 4. Do not feel safe using parks/trails (18%)                                                                          | 4. Use parks/trails in other cities (25%)                                                                           |
| 5. Use parks/trails in other cities (17%)                                                                             | 5. Lack of restrooms (22%)                                                                                          |

*Figure 42: Usage Barriers*

## ORGANIZATIONS USED FOR RECREATION

The top five organizations used for recreation were the same amongst all survey participants. The only difference is Statistically Valid survey participants ranked “Private Clubs/Fitness Centers” fourth while Online Community Survey participants ranked it fifth.

|  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1. Oregon City Parks & Recreation (60%)                                                                             | 1. Oregon City Parks & Recreation (83%)                                                                           |
| 2. Neighboring Cities (38%)                                                                                         | 2. Neighboring Cities (49%)                                                                                       |
| 3. Clackamas County (36%)                                                                                           | 3. Clackamas County (42%)                                                                                         |
| 4. Private Clubs/Fitness Centers (27%)                                                                              | 4. Schools (K-12) (40%)                                                                                           |
| 5. Schools (K-12) (23%)                                                                                             | 5. Private Clubs/Fitness (39%)                                                                                    |

Figure 43: Organizations Used for Recreation

## PROGRAM NEEDS

Of the Top 5 program needs, participants from both surveys ranked the same top 4 in slightly different order, with “Farmer’s Market” ranked 1<sup>st</sup> for both, indicating a strong desire from the community for this program/event.

|  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 1. Farmer’s Market (72%)                                                                                            | 1. Farmer’s Market (89%)                                                                                           |
| 2. Adult Fitness & Wellness Programs (48%)                                                                          | 2. Community Special Events (74%)                                                                                  |
| 3. Community Special Events (46%)                                                                                   | 3. Adult Fitness & Wellness (72%)                                                                                  |
| 4. Cultural Enrichment Programs (39%)                                                                               | 4. Cultural Enrichment Programs (65%)                                                                              |
| 5. Historic Preservation Programs (34%)                                                                             | 5. Outdoor Environmental/Nature (60%)                                                                              |

Figure 44: Program Needs

## PROGRAM PARTICIPATION BARRIERS

“I Don’t Know What is Offered” was ranked 1<sup>st</sup> for both Statistically Valid and Online Community Survey participants indicating that lack of awareness is a key barrier and addressing it should be a key staff priority. Four out of five of the responses were the same for both groups of survey participants.

|  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 1. I Don’t Know What is Offered (38%)                                                                                 | 1. I Don’t Know What is Offered (36%)                                                                               |
| 2. Too Busy/Not Interested (31%)                                                                                      | 2. Program Times Not Convenient (26%)                                                                               |
| 3. Program Times Not Convenient (17%)                                                                                 | 3. Classes are Full (21%)                                                                                           |
| 4. Classes are Full (11%)                                                                                             | 4. Too Busy/Not Interested (19%)                                                                                    |
| 5. Fees Too High (10%)                                                                                                | 5. Program Not Offered (18%)                                                                                        |

Figure 45: Program Participation Barriers

**PREFERRED COMMUNICATION METHODS**

Participants from both surveys indicated that “Trails News Quarterly Magazine” is the preferred source for learning about recreation programs and events. Of the top five identified, four out of five matched, in different orders, for both surveys. One outlier in this area is that Online Community Survey participants ranked “Friends and Neighbors” as the third preferred method, while the Statistically Valid Survey takers ranked “City Website” as third. For Statistically Valid Survey respondents, “Friends and Neighbors” ranked seventh overall.

|  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1. Trails News (quarterly magazine) (62%)                                                                           | 1. Trails News (quarterly magazine) (46%)                                                                         |
| 2. Social Media (37%)                                                                                               | 2. Social Media (46%)                                                                                             |
| 3. City Website (34%)                                                                                               | 3. Friends and Neighbors (45%)                                                                                    |
| 4. Email/eBlasts (28%)                                                                                              | 4. Emails/eBlasts (34%)                                                                                           |
| 5. Newsletter/Newspapers (23%)                                                                                      | 5. City Website (32%)                                                                                             |

Figure 46: Preferred Communication Methods

**PERCEPTION OF THE VALUE OF PARKS, TRAILS, OPEN SPACES AND RECREATION (COVID-19)**

Both surveys show that the community has primarily seen an increase in their perception of the value of parks, trails, open spaces, and recreation during the COVID-19 pandemic. Only 4% shared that they saw a decrease or a significant decrease, while over 60% in both surveys saw an increase or significant increase in their perception of value.

|  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| 1. No Change (36%)                                                                                                    | 1. Significant Increase (37%)                                                                                       |
| 2. Significant Increase (34%)                                                                                         | 2. Increase (34%)                                                                                                   |
| 3. Increase (26%)                                                                                                     | 3. No Change (26%)                                                                                                  |
| 4. Decrease (2%)                                                                                                      | 4. Decrease (2%)                                                                                                    |
| 5. Significant Decrease (2%)                                                                                          | 5. Significant Decrease (2%)                                                                                        |

Figure 47: Perception of the Value of Parks, Trails, Open Spaces, and Recreation



### DEMOGRAPHICS - GENDER

This chart reflects that individuals who identify as female, are overrepresented in the Online Community Survey when compared to the Statistically Valid survey.

|                                    |  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Male                               | 50%                                                                                                                 | 21%                                                                                                               |
| Female                             | 50%                                                                                                                 | 72%                                                                                                               |
| Non-binary/Prefer to self-describe | 1%                                                                                                                  | 7%                                                                                                                |

Figure 48: Demographics: Gender

### AGE OF HOUSEHOLD MEMBERS

The chart shows a representation of all ages in both surveys with the Online Community Survey showing an over representation of the Under 19 population and an under representation of the 55+ population compared to the Statistically Valid Survey.

*Note: the overall percentage may be slightly higher or lower than 100 due to rounding.*

| <u>Ages</u> |  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|-------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Under 19    | 23%                                                                                                                 | 38%                                                                                                               |
| 20-34       | 14%                                                                                                                 | 12%                                                                                                               |
| 35-54       | 29%                                                                                                                 | 32%                                                                                                               |
| 55+         | 33%                                                                                                                 | 17%                                                                                                               |

Figure 49: Demographics: Age of Household Members



### YEARS LIVED IN OREGON CITY

The chart shows that there is a very similar representation of survey participants who have lived in Oregon City, with less than 5% difference in all categories.

*Note: the overall percentage may be slightly higher or lower than 100 due to rounding.*

| <u>Years</u>    |  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|-----------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 5 years or less | 25%                                                                                                                 | 28%                                                                                                               |
| 6-10 years      | 16%                                                                                                                 | 20%                                                                                                               |
| 11-15 years     | 10%                                                                                                                 | 7%                                                                                                                |
| 16-20 years     | 14%                                                                                                                 | 14%                                                                                                               |
| 21-30 years     | 18%                                                                                                                 | 14%                                                                                                               |
| 31+ years       | 17%                                                                                                                 | 16%                                                                                                               |

Figure 50: Demographics: Years Lived in Oregon City

### RACE / ETHNICITY (SELECT ALL THAT APPLY)

The chart indicates that there is an even representation for survey participants as far as race /ethnicity.

*Note: the overall percentage may be slightly higher or lower than 100 due to rounding.*

| <u>Race</u>            |  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Asian/Pacific Islander | 3%                                                                                                                    | 2%                                                                                                                  |
| Black/African American | 1%                                                                                                                    | 2%                                                                                                                  |
| Native American        | 2%                                                                                                                    | 1%                                                                                                                  |
| White                  | 89%                                                                                                                   | 91%                                                                                                                 |
| Hispanic/Latino/a/x    | 5%                                                                                                                    | 4%                                                                                                                  |
| Other                  | 2%                                                                                                                    | 7%                                                                                                                  |

Figure 51: Demographics: Race/Ethnicity



### HOUSEHOLD INCOME

The Online Community Survey results indicate a lower representation of households under \$100K, specifically those between \$50,000-\$99,999.

*Note: the overall percentage may be slightly higher or lower than 100 due to rounding.*

| <u>Income</u>       |  <u>Statistically Valid Survey</u> |  <u>Online Community Survey</u> |
|---------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Under \$50k         | 18%                                                                                                                 | 13%                                                                                                               |
| \$50K to \$74,999   | 21%                                                                                                                 | 10%                                                                                                               |
| \$75k to \$99,999   | 21%                                                                                                                 | 11%                                                                                                               |
| \$100k to \$149,000 | 21%                                                                                                                 | 25%                                                                                                               |
| \$150k+             | 20%                                                                                                                 | 25%                                                                                                               |

Figure 52: Demographics: Household Income

#### 3.4.3 KEY FINDINGS OF SURVEY COMPARISON

After analyzing the data collected from both surveys there are several key findings that rose to the surface:

- **Survey Respondents:** The higher percentages of usage/participation shown in the Online Community Survey can be attributed to the fact that online surveys are typically taken by current, engaged users of the organization's services/facilities/amenities. The random selection of the Statistically Valid survey means a higher likelihood of non-users giving their feedback and is a better representation of the community.
- **Facility / Amenity Importance:** In the facility/amenity importance section, Online Community Survey participants valued more active recreation amenities, which aligns with the higher total number of youths in their households between the ages of 0-19.
- **New Addition:** The survey results indicated a desire for the addition of a Farmer's Market in the community.
- **Preferred Methods of Learning:** The survey results indicated that community members' preferred methods for learning about programs and events is through the Trails News Quarterly Magazine and social media.
- **Top Two Barriers:** The survey results indicated that lack of awareness and lack of facility features community members want to use are the top two barriers to using current facilities/amenities.
- **Perception of Value:** The survey results show that over 60% of respondents in both surveys saw an increase or significant increase in their perception of value, while only 4% shared they saw a decrease or significant decrease.

## CHAPTER FOUR - PARKS, FACILITIES, & INVENTORY ASSESSMENT

### 4.1 PARKS/FACILITY CLASSIFICATIONS & LEVEL OF SERVICE STANDARDS

Level of service recommendations are developed using a combination of resources. These resources included the National recreation and Park Association (NRPA) guidelines, recreation activity participation rates reported by the Sports and Facility Industry Association data as it applies to activities that occur in the United States and Oregon City area, community and stakeholder input, findings from the statistically valid survey and general observations. This information allows standards to be customized to Oregon City.

These recommendations should be viewed as a guide to be coupled with conventional wisdom and judgment related to the situation and needs of the community. By applying these recommendations to Oregon City's population, the LOS analysis showed some areas where needs exist including the following:

- Neighborhood parks
- Community parks
- Trails
- Pickleball courts
- Fenced dog parks
- Indoor aquatic space
- Indoor recreation space

The action plan items recommended in this plan would, if implemented, go a long way in addressing most, if not all, the unmet needs of the community in the years to come.

---

#### 4.1.1 METHODOLOGY

Inventory data was gathered from department staff. To adjust for the varying availability of "Other Service Provider" locations, these sites were assigned different weightings based on their public accessibility. For instance, the facilities at school locations were considered to be worth only 33% of those at Oregon City Parks and Recreation locations, reflecting the estimate that school sites are accessible to the public only one-third as frequently as the department-managed sites.



| PARKS: 2022 Inventory - Developed Facilities |               |                         |                 |                                             |                  |              |                                                            |                  |              | 2022 Facility Standards    |                                         |                | 2032 Facility Standards    |                                         |                |
|----------------------------------------------|---------------|-------------------------|-----------------|---------------------------------------------|------------------|--------------|------------------------------------------------------------|------------------|--------------|----------------------------|-----------------------------------------|----------------|----------------------------|-----------------------------------------|----------------|
| Park Type                                    | Oregon City   | Other Service Providers | Total Inventory | Current Service Level based upon population |                  |              | Recommended Service Levels; Revised for Local Service Area |                  |              | Meet Standard/ Need Exists | Additional Facilities/ Amenities Needed |                | Meet Standard/ Need Exists | Additional Facilities/ Amenities Needed |                |
| Pocket Parks                                 | 19.67         | -                       | 19.67           | 0.52                                        | acres per        | 1,000        | 0.25                                                       | acres per        | 1,000        | Meets Standard             | -                                       | Acre(s)        | Meets Standard             | -                                       | Acre(s)        |
| Neighborhood Parks                           | 52.86         | -                       | 52.86           | 1.39                                        | acres per        | 1,000        | 2.00                                                       | acres per        | 1,000        | Need Exists                | 23.1                                    | Acre(s)        | Need Exists                | 29                                      | Acre(s)        |
| Community Parks                              | 92.29         | 34.51                   | 126.80          | 3.34                                        | acres per        | 1,000        | 3.00                                                       | acres per        | 1,000        | Meets Standard             | -                                       | Acre(s)        | Meets Standard             | -                                       | Acre(s)        |
| Regional Parks                               | 24.90         | 568.00                  | 592.90          | 15.62                                       | acres per        | 1,000        | 5.00                                                       | acres per        | 1,000        | Meets Standard             | -                                       | Acre(s)        | Meets Standard             | -                                       | Acre(s)        |
| <b>Total Developed Park Acres</b>            | <b>189.71</b> | <b>602.51</b>           | <b>792.22</b>   | <b>20.87</b>                                | <b>acres per</b> | <b>1,000</b> | <b>10.25</b>                                               | <b>acres per</b> | <b>1,000</b> | <b>Meets Standard</b>      | <b>-</b>                                | <b>Acre(s)</b> | <b>Meets Standard</b>      | <b>-</b>                                | <b>Acre(s)</b> |
| Specialty Parks                              | 64.23         | -                       | 64.23           | 1.69                                        | acres per        | 1,000        | 1.00                                                       | acres per        | 1,000        | Meets Standard             | -                                       | Acre(s)        | Meets Standard             | -                                       | Acre(s)        |
| <b>Total Park Acres</b>                      | <b>253.95</b> | <b>602.51</b>           | <b>856.46</b>   | <b>22.56</b>                                | <b>acres per</b> | <b>1,000</b> | <b>11.25</b>                                               | <b>acres per</b> | <b>1,000</b> | <b>Meets Standard</b>      | <b>-</b>                                | <b>Acre(s)</b> | <b>Meets Standard</b>      | <b>-</b>                                | <b>Acre(s)</b> |
| <b>TRAILS:</b>                               |               |                         |                 |                                             |                  |              |                                                            |                  |              |                            |                                         |                |                            |                                         |                |
| Trails (paved and unpaved)                   | 7.56          | 5.65                    | 13.21           | 0.35                                        | mile per         | 1,000        | 0.40                                                       | mile per         | 1,000        | Need Exists                | 2                                       | Mile(s)        | Need Exists                | 3                                       | Mile(s)        |
| <b>OUTDOOR AMENITIES:</b>                    |               |                         |                 |                                             |                  |              |                                                            |                  |              |                            |                                         |                |                            |                                         |                |
| Basketball Courts                            | 10            | 1                       | 12              | 1.00                                        | court per        | 3,301        | 1.00                                                       | court per        | 4,000        | Meets Standard             | -                                       | Court(s)       | Meets Standard             | -                                       | Court(s)       |
| Tennis Courts                                | 8             | 2                       | 10              | 1.00                                        | court per        | 3,928        | 1.00                                                       | court per        | 6,000        | Meets Standard             | -                                       | Court(s)       | Meets Standard             | -                                       | Court(s)       |
| Pickleball Courts                            | 2.67          | -                       | 3               | 1.00                                        | court per        | 14,238       | 1.00                                                       | court per        | 9,000        | Need Exists                | 2                                       | Court(s)       | Need Exists                | 2                                       | Court(s)       |
| Ball Fields (Diamond)                        | 11            | 4                       | 15              | 1.00                                        | field per        | 2,531        | 1.00                                                       | field per        | 6,000        | Meets Standard             | -                                       | Field(s)       | Meets Standard             | -                                       | Field(s)       |
| Multi-purpose Fields (Rectangular)           | -             | 7                       | 7               | 1.00                                        | field per        | 5,695        | 1.00                                                       | field per        | 6,000        | Meets Standard             | -                                       | Field(s)       | Need Exists                | 0.1                                     | Field(s)       |
| Playgrounds                                  | 17            | 2                       | 19              | 1.00                                        | site per         | 2,034        | 1.00                                                       | site per         | 2,500        | Meets Standard             | -                                       | Site(s)        | Meets Standard             | -                                       | Site(s)        |
| Picnic Shelters / Group Rental Pavilions     | 17            | -                       | 17              | 1.00                                        | site per         | 2,233        | 1.00                                                       | site per         | 2,500        | Meets Standard             | -                                       | Site(s)        | Meets Standard             | -                                       | Site(s)        |
| Skate Parks                                  | 1             | -                       | 1               | 1.00                                        | site per         | 37,967       | 1.00                                                       | site per         | 45,000       | Meets Standard             | -                                       | Site(s)        | Meets Standard             | -                                       | Site(s)        |
| Splash Pads                                  | 2             | -                       | 2               | 1.00                                        | site per         | 18,984       | 1.00                                                       | site per         | 25,000       | Meets Standard             | -                                       | Site(s)        | Meets Standard             | -                                       | Site(s)        |
| Unfenced Dog Parks                           | 3             | -                       | 3               | 1.00                                        | site per         | 12,656       | 1.00                                                       | site per         | 30,000       | Meets Standard             | -                                       | Site(s)        | Meets Standard             | -                                       | Site(s)        |
| Fenced Dog Parks                             | 1             | -                       | 1               | 1.00                                        | site per         | 37,967       | 1.00                                                       | site per         | 30,000       | Need Exists                | 0.3                                     | Site(s)        | Need Exists                | 0.4                                     | Site(s)        |
| <b>INDOOR AMENITIES:</b>                     |               |                         |                 |                                             |                  |              |                                                            |                  |              |                            |                                         |                |                            |                                         |                |
| Indoor Aquatic Space                         | 18,572        | -                       | 18,572          | 0.49                                        | SF per           | person       | 0.50                                                       | SF per           | person       | Need Exists                | 412                                     | Square Feet    | Need Exists                | 1,854                                   | Square Feet    |
| Indoor Recreation Space                      | 37,100        | -                       | 37,100          | 0.98                                        | SF per           | person       | 2.00                                                       | SF per           | person       | Need Exists                | 38,834                                  | Square Feet    | Need Exists                | 44,604                                  | Square Feet    |
| <b>2022 Estimated Population</b>             |               |                         |                 |                                             |                  |              |                                                            |                  |              |                            |                                         |                |                            |                                         |                |
| <b>2032 Estimated Population</b>             |               |                         |                 |                                             |                  |              |                                                            |                  |              |                            |                                         |                |                            |                                         |                |

Figure 53: Level of Service Inventory



## 4.2 GEOGRAPHICAL ANALYSIS THROUGH MAPPING

The Department utilizes service area maps and standards to analyze the locations of service provision, the fairness of service distribution and delivery across its jurisdiction, and the efficacy of these services in relation to demographic densities. Additionally, when guidelines that reference population data are examined, the Department can identify areas of service overlap or deficiency, recognize where new facilities are needed, or pinpoint areas of service saturation.

This comprehensive analysis guides the Department in making informed capital improvement decisions to address system-wide needs, while simultaneously evaluating the implications of these decisions for individual areas.

The population data used for creating these standards is derived from the 2020 population estimates provided by the Environmental Systems Research Institute, Inc. (ESRI). In the Equity Maps, shaded areas represent service levels, denoting the population served by each type of park or amenity, as detailed in [Section 4.1](#).

The size of the circles on these maps varies based on the quantity of a particular amenity or park acre type at a location, as well as the surrounding population density. In areas of lower density, larger circles are drawn, indicating that more geographical area is required to meet the set service level. Conversely, in high-density areas, smaller circles are drawn, showing that a smaller geographical area is sufficient to serve more people and meet the set standard.

The map legend, located at the bottom left-hand corner of each map, indicates the different owners involved in the equity mapping process. Overlapping circle areas symbolize either sufficient or duplicate service provision, while unshaded areas represent regions not served by a specific amenity or park acre type.



4.2.1 BALL FIELDS (DIAMOND)

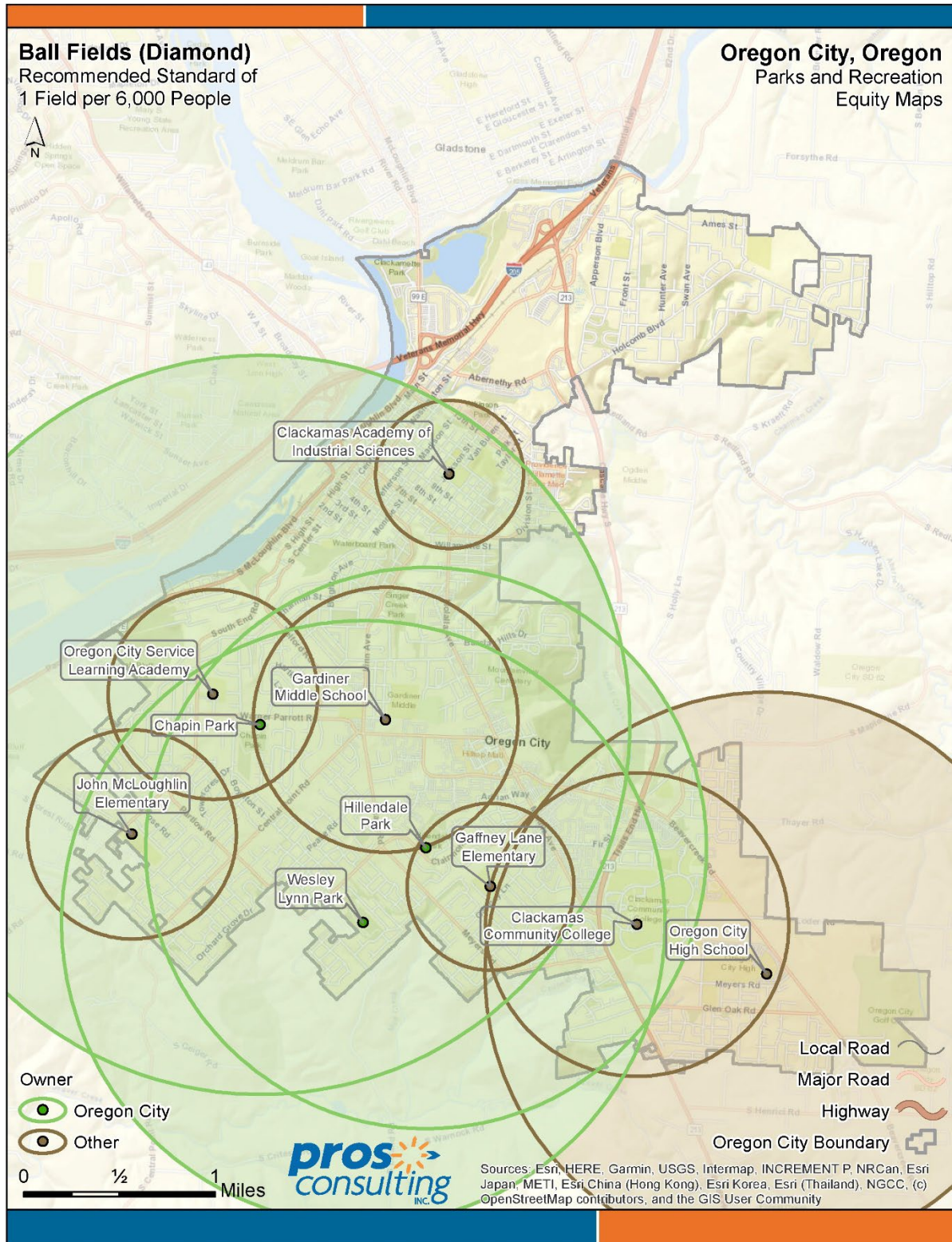


Figure 54: Ballfields Map



## 4.2.2 BASKETBALL COURTS

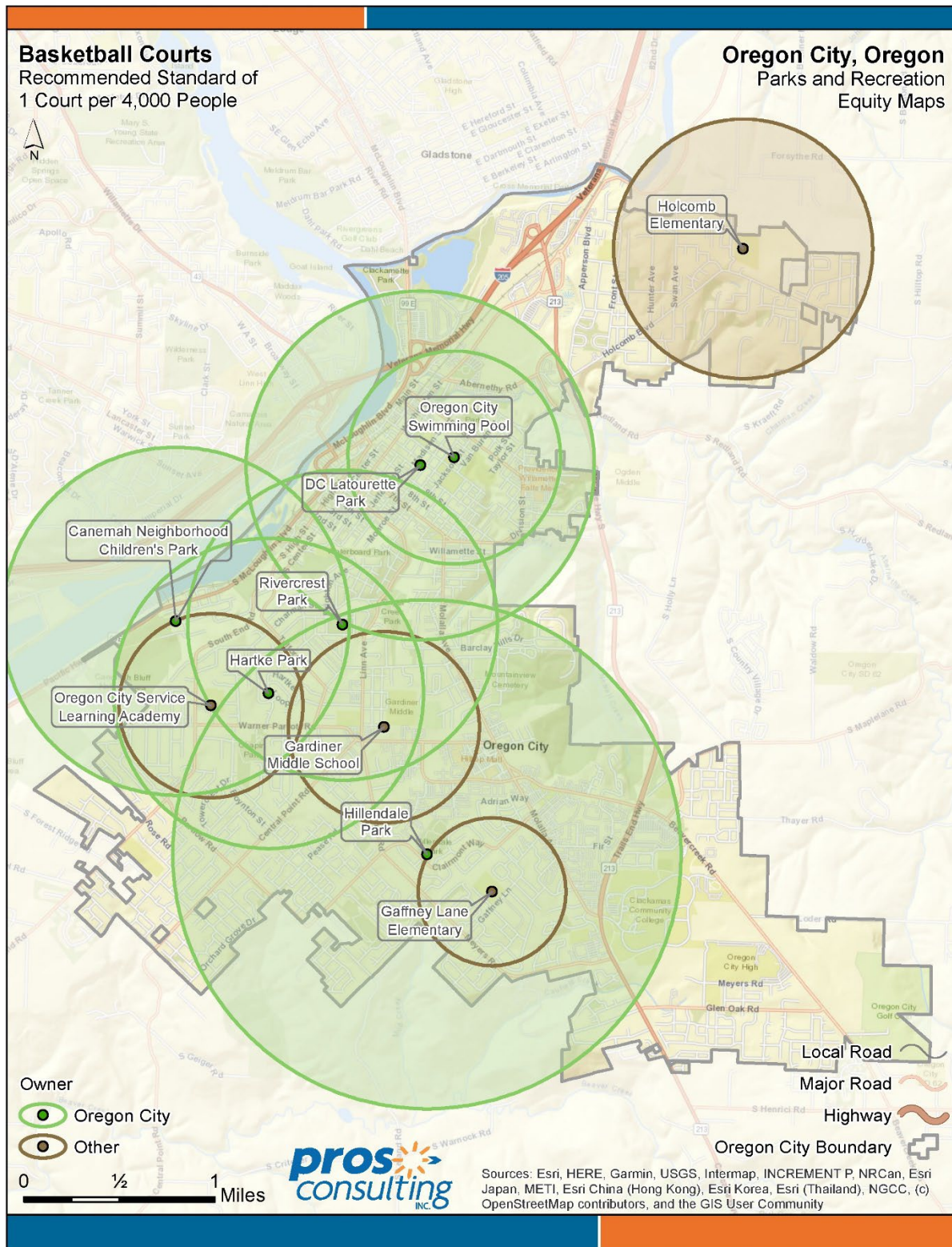


Figure 55: Basketball Courts Map



## 4.2.3 COMMUNITY PARKS

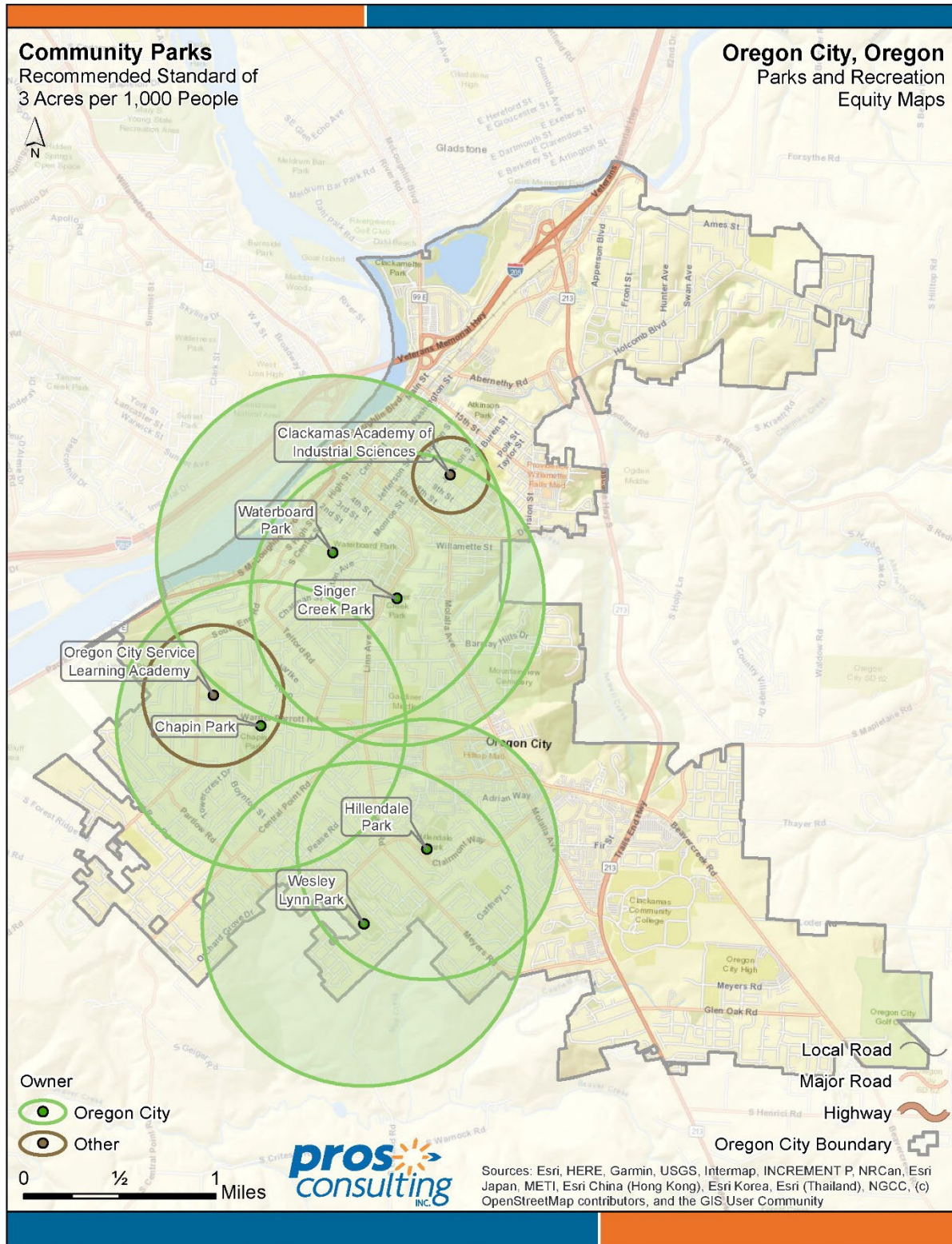


Figure 56: Community Parks Map



## 4.2.4 FENCE DOG PARK

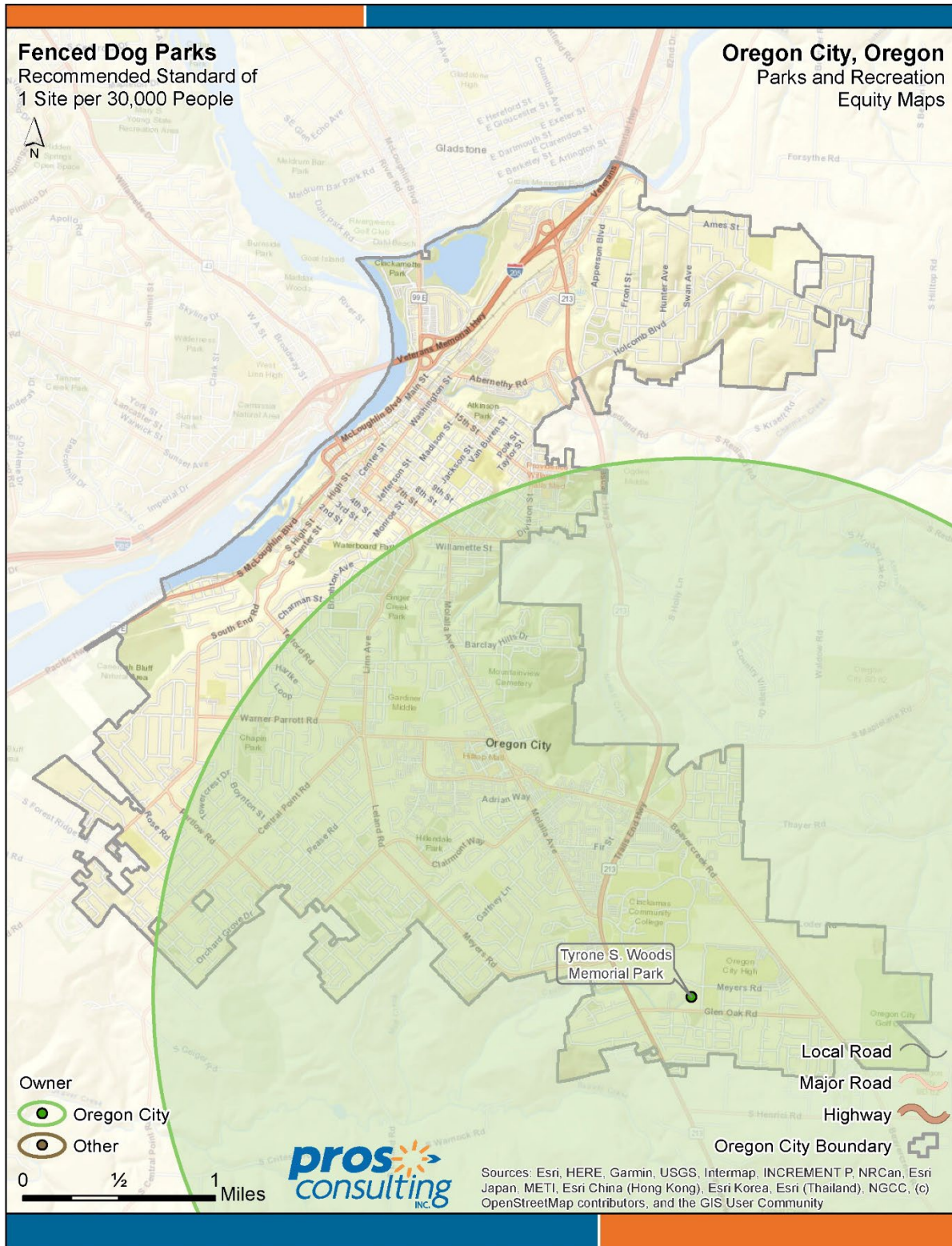


Figure 57: Fenced Dog Parks Map



#### 4.2.5 INDOOR AQUATIC SPACE

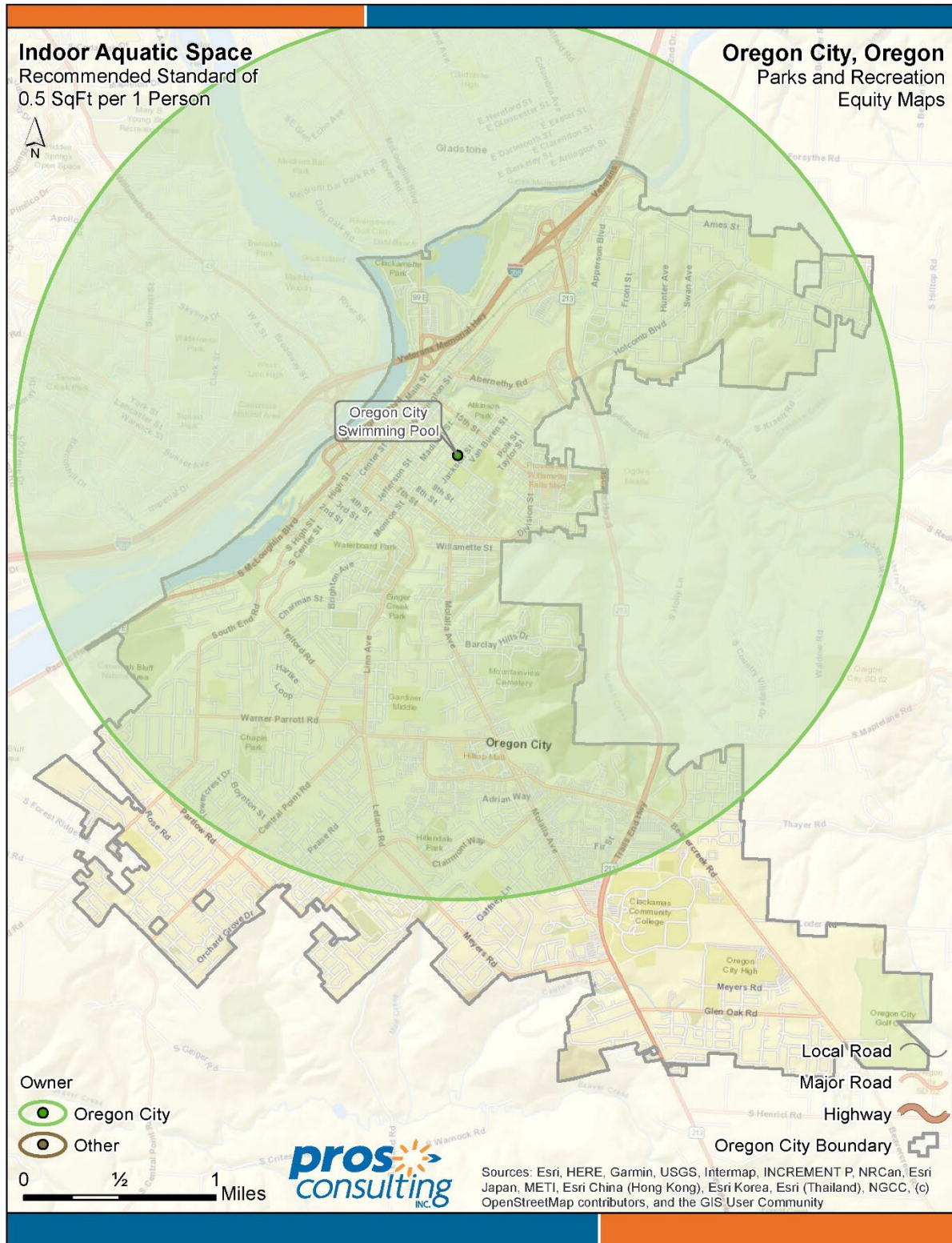


Figure 58: Indoor Aquatic Space Map



## 4.2.6 INDOOR RECREATION SPACE

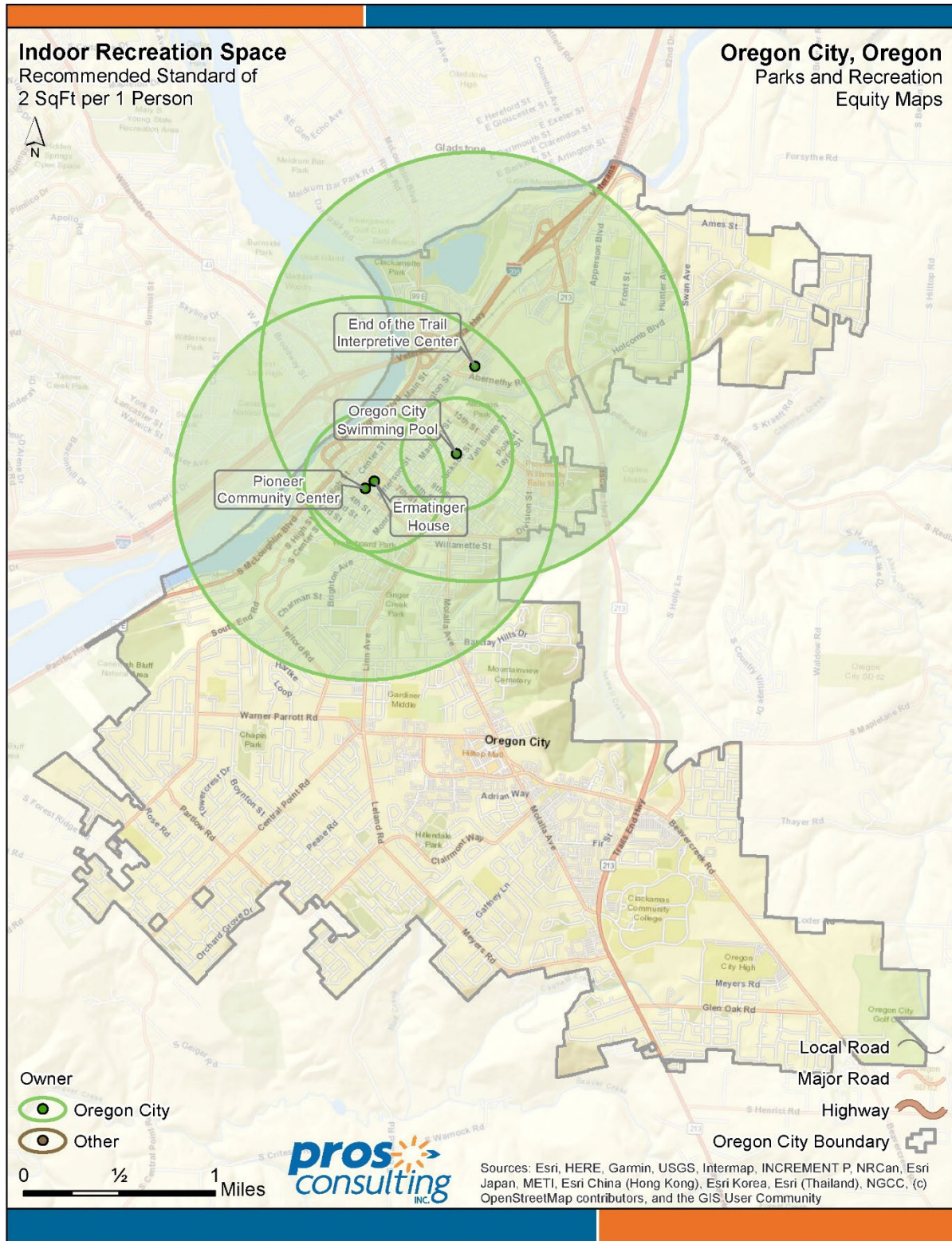


Figure 59: Indoor Recreation Space Map



#### 4.2.7 MULTI-PURPOSE FIELDS (RECTANGULAR)

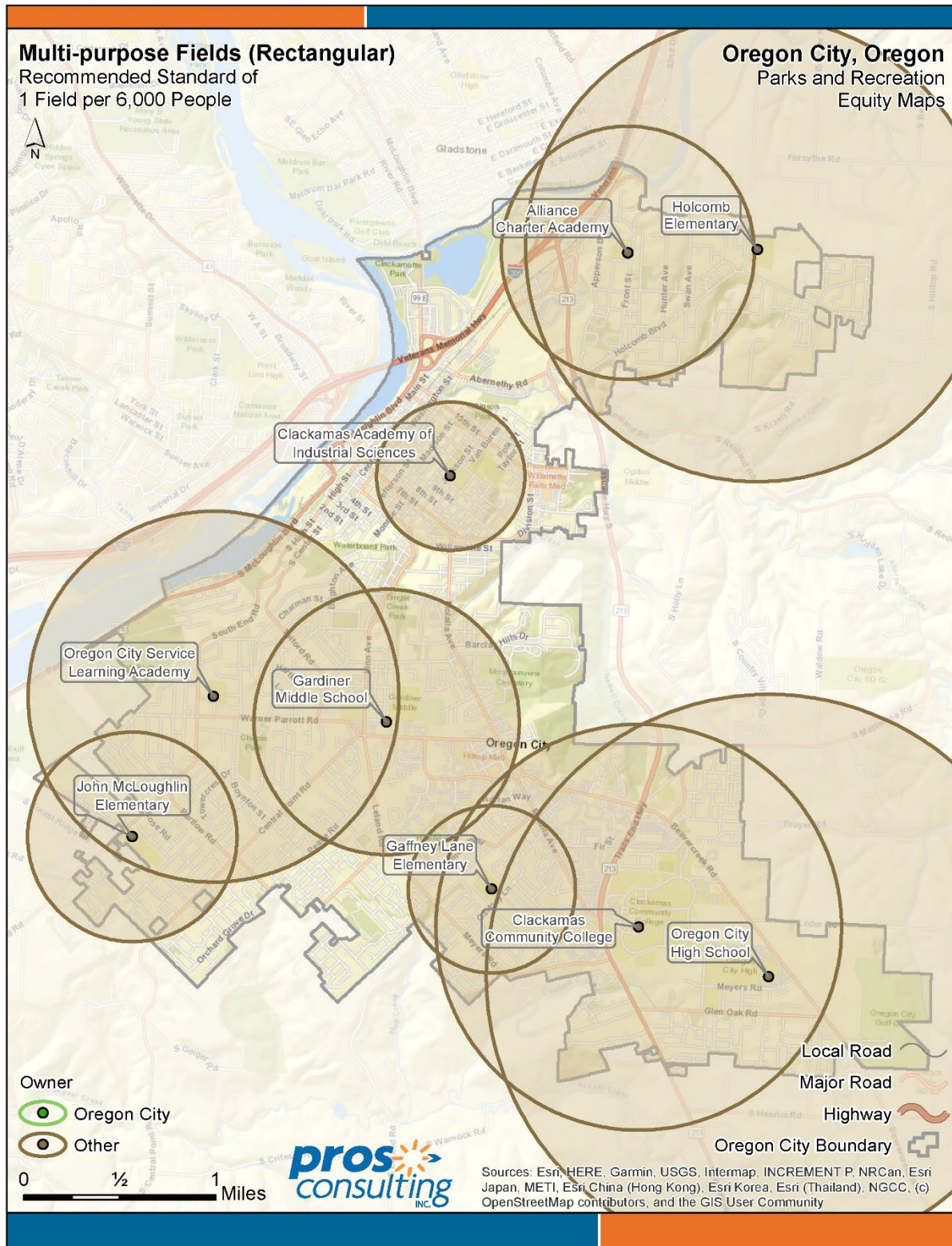


Figure 60: Multi-Purpose Fields (Rectangular) Map



## 4.2.8 NEIGHBORHOOD PARKS

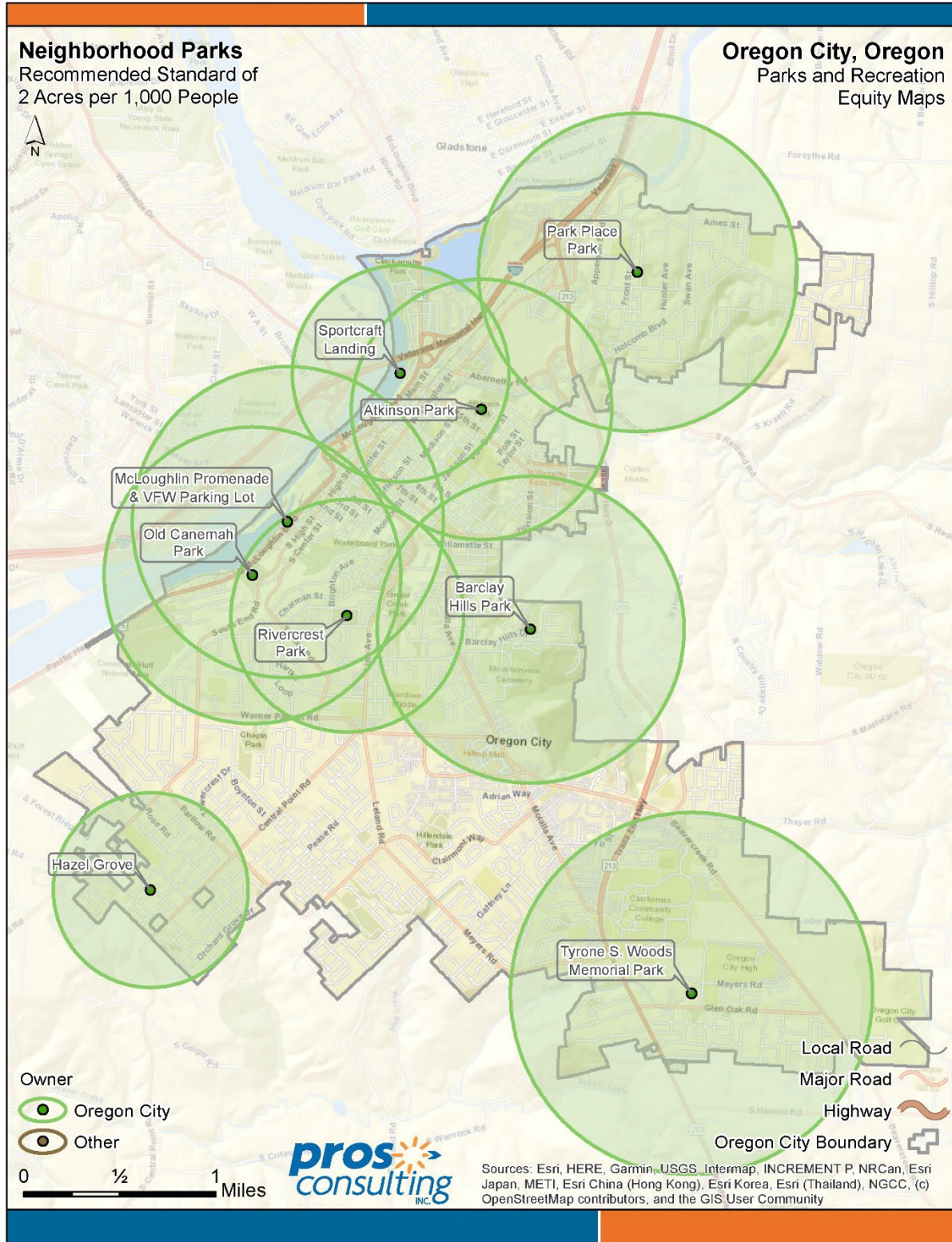


Figure 61: Neighborhood Parks Map



## 4.2.9 PICKLEBALL COURTS

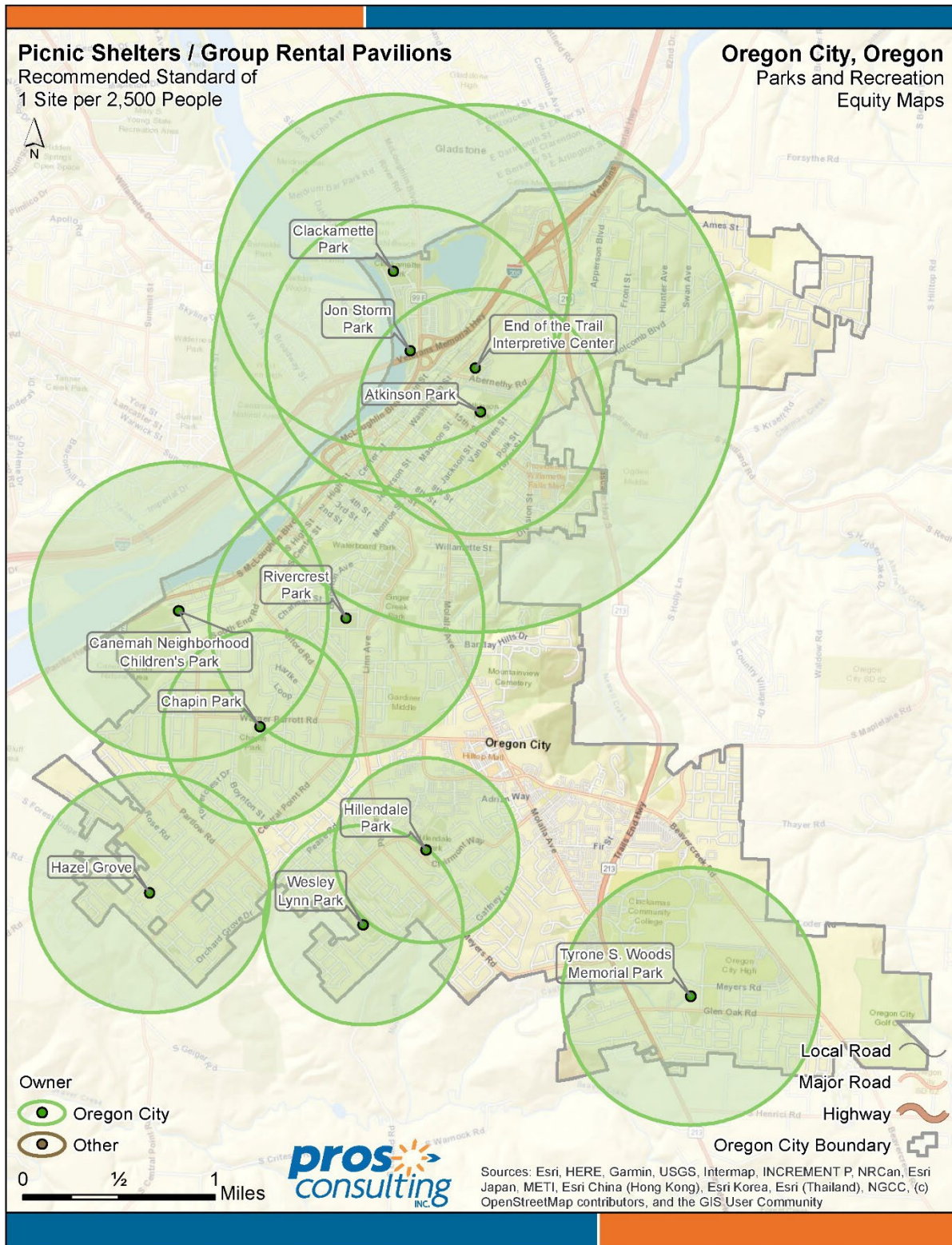


Figure 63: Picnic Shelters / Group Rental Pavilions Map



4.2.11 PLAYGROUNDS

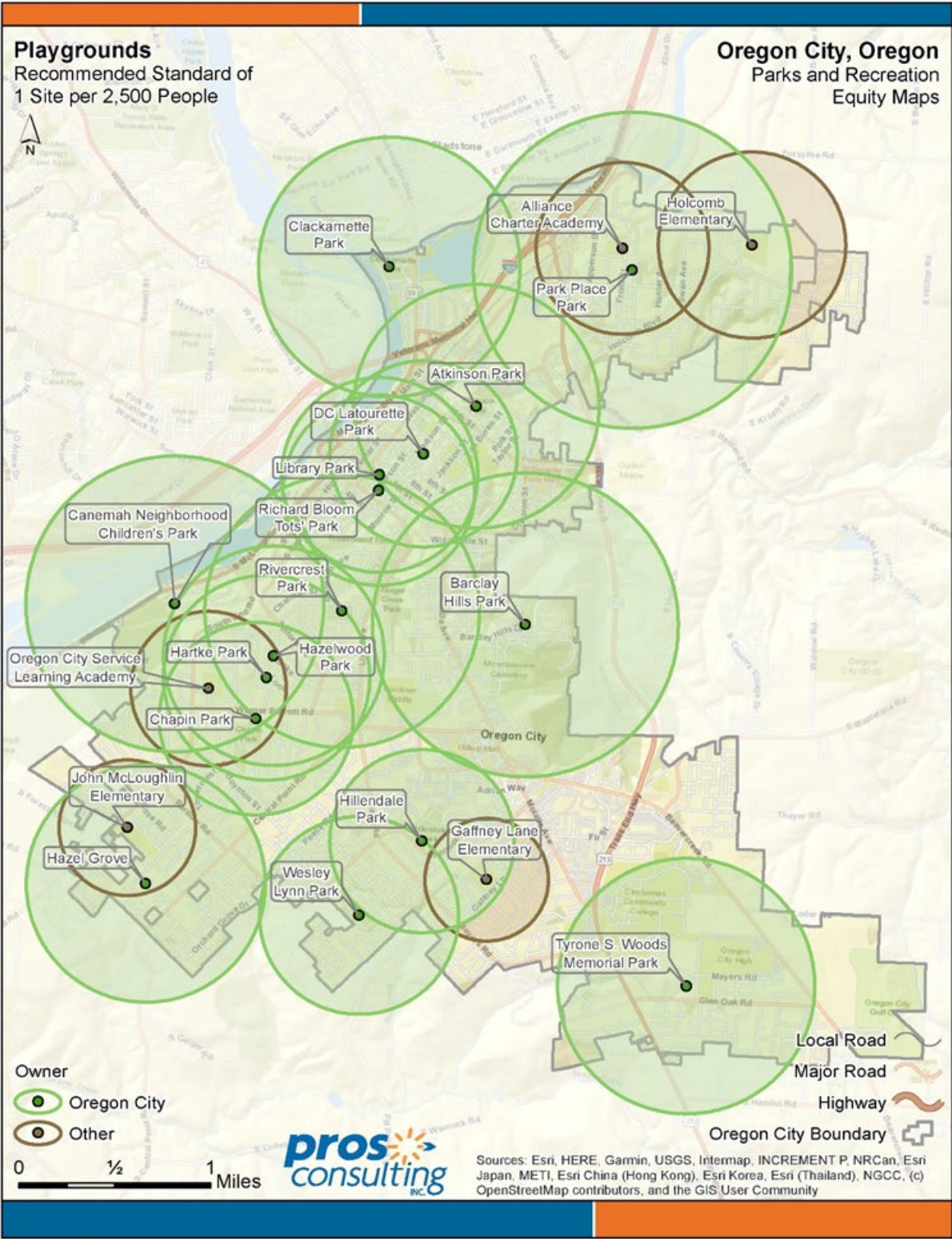


Figure 64: Playgrounds Map



#### 4.2.12 POCKET PARKS

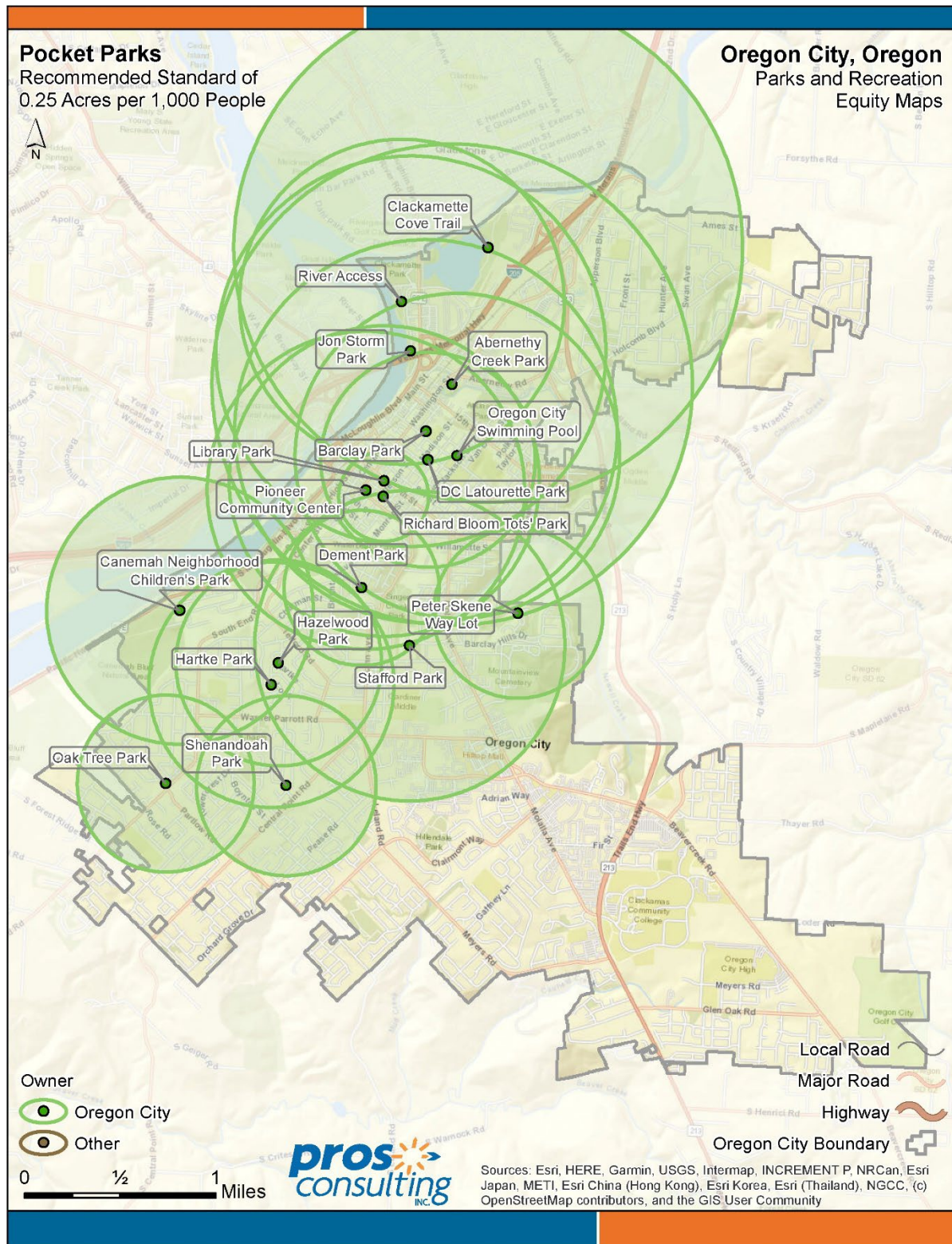


Figure 65: Pocket Parks Map



## 4.2.13 REGIONAL PARKS

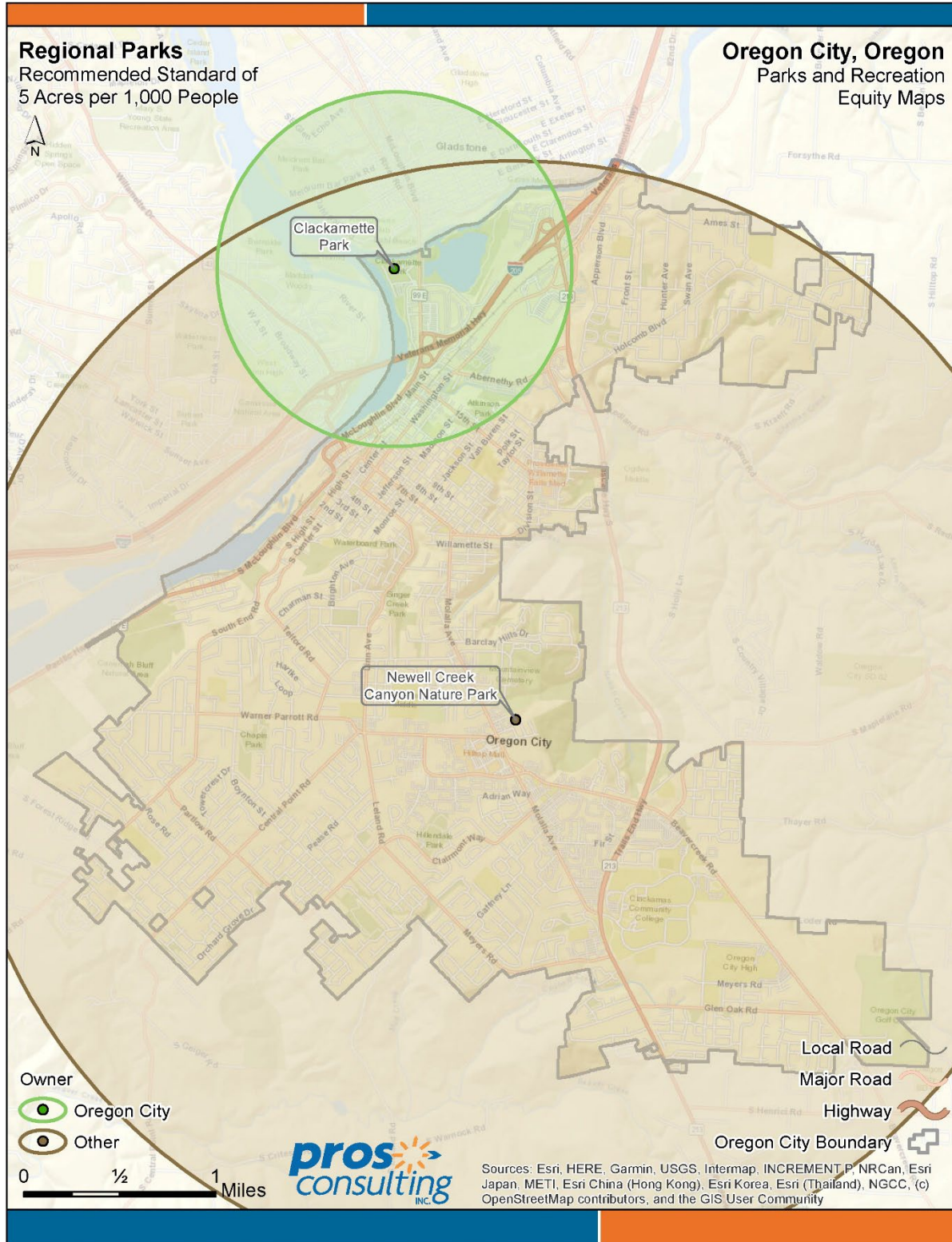


Figure 66: Regional Parks Map





4.2.14 SKATE PARKS

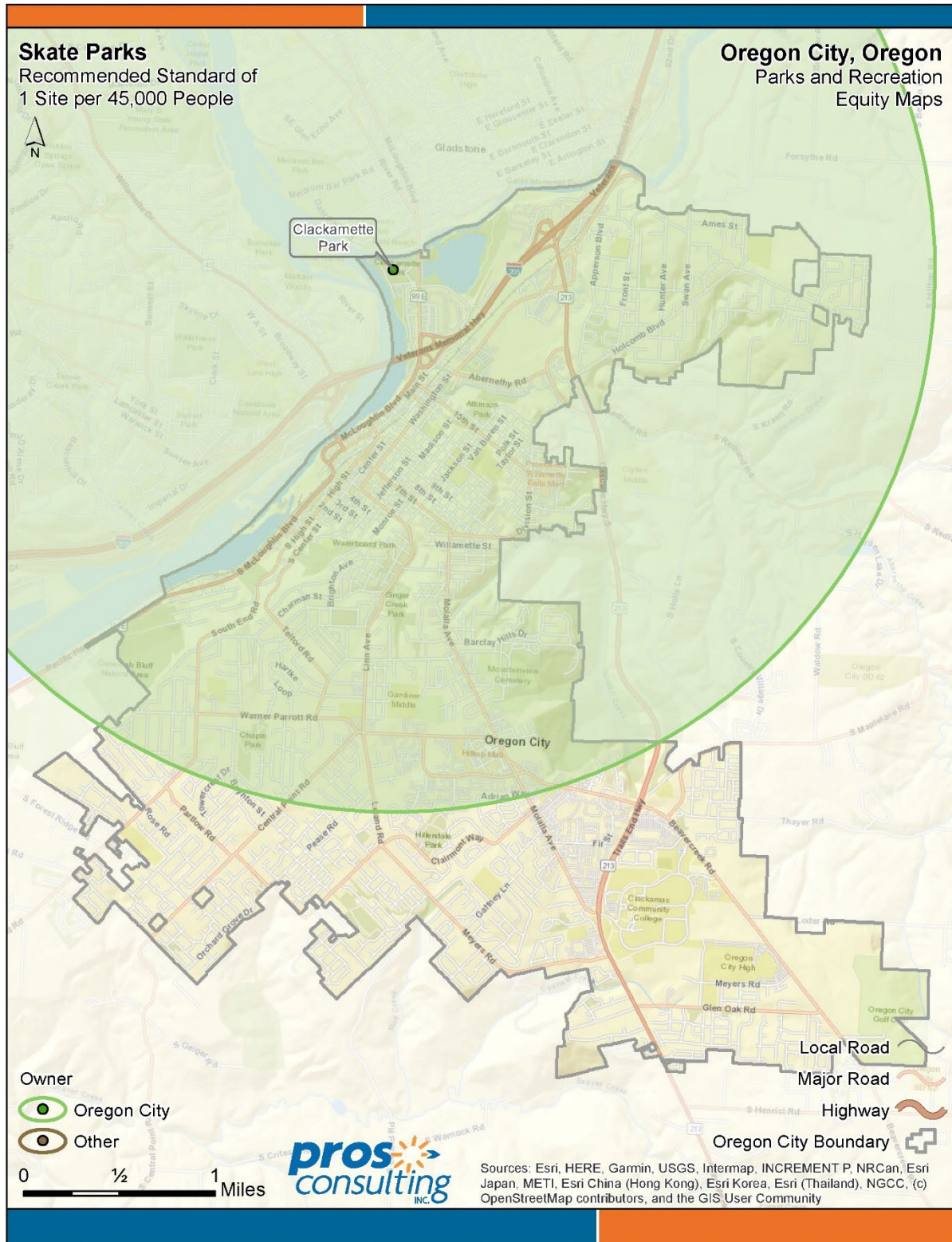


Figure 67: Skate Parks Map



4.2.15 SPECIALTY PARKS

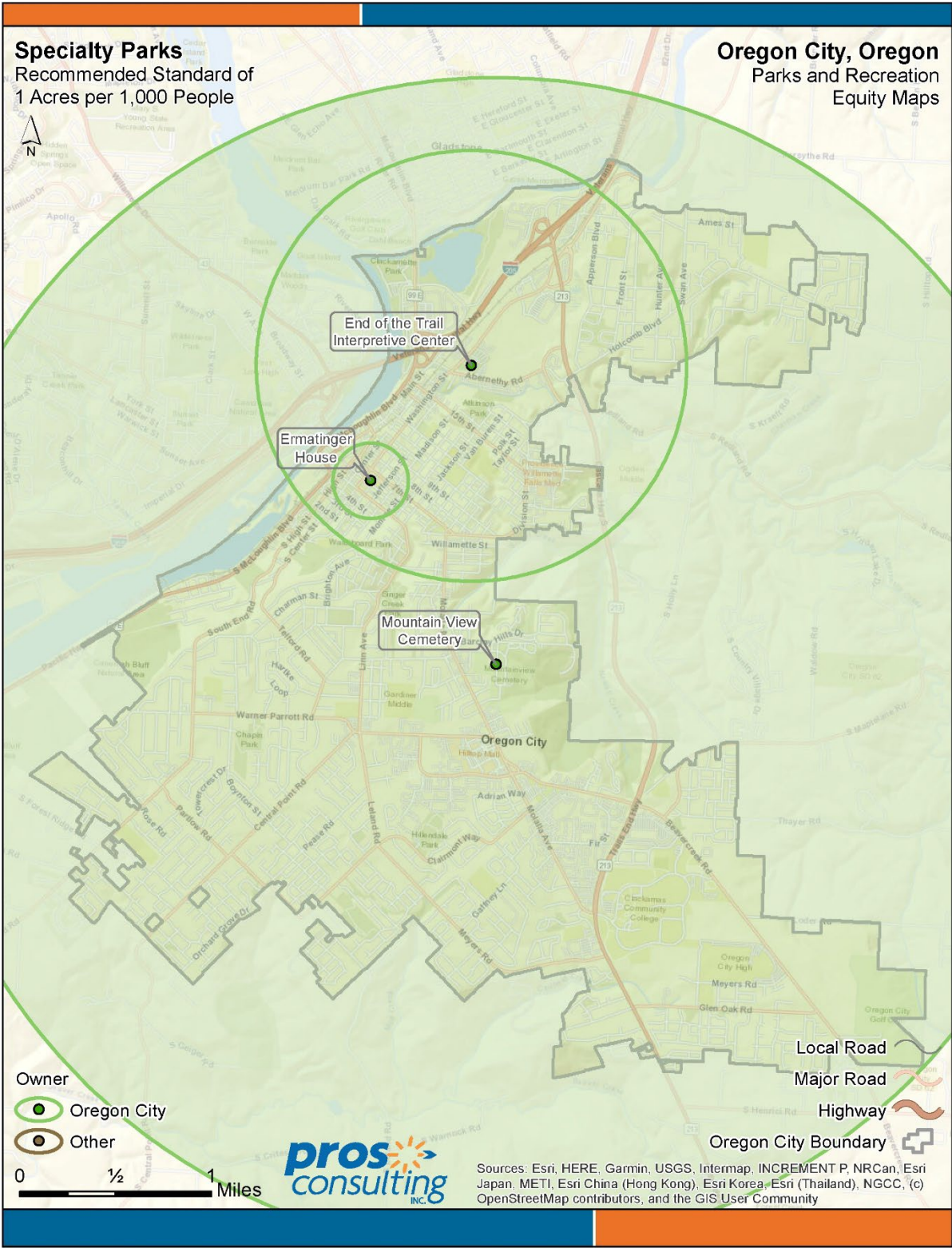


Figure 68: Specialty Parks Map





4.2.16 SPLASH PADS

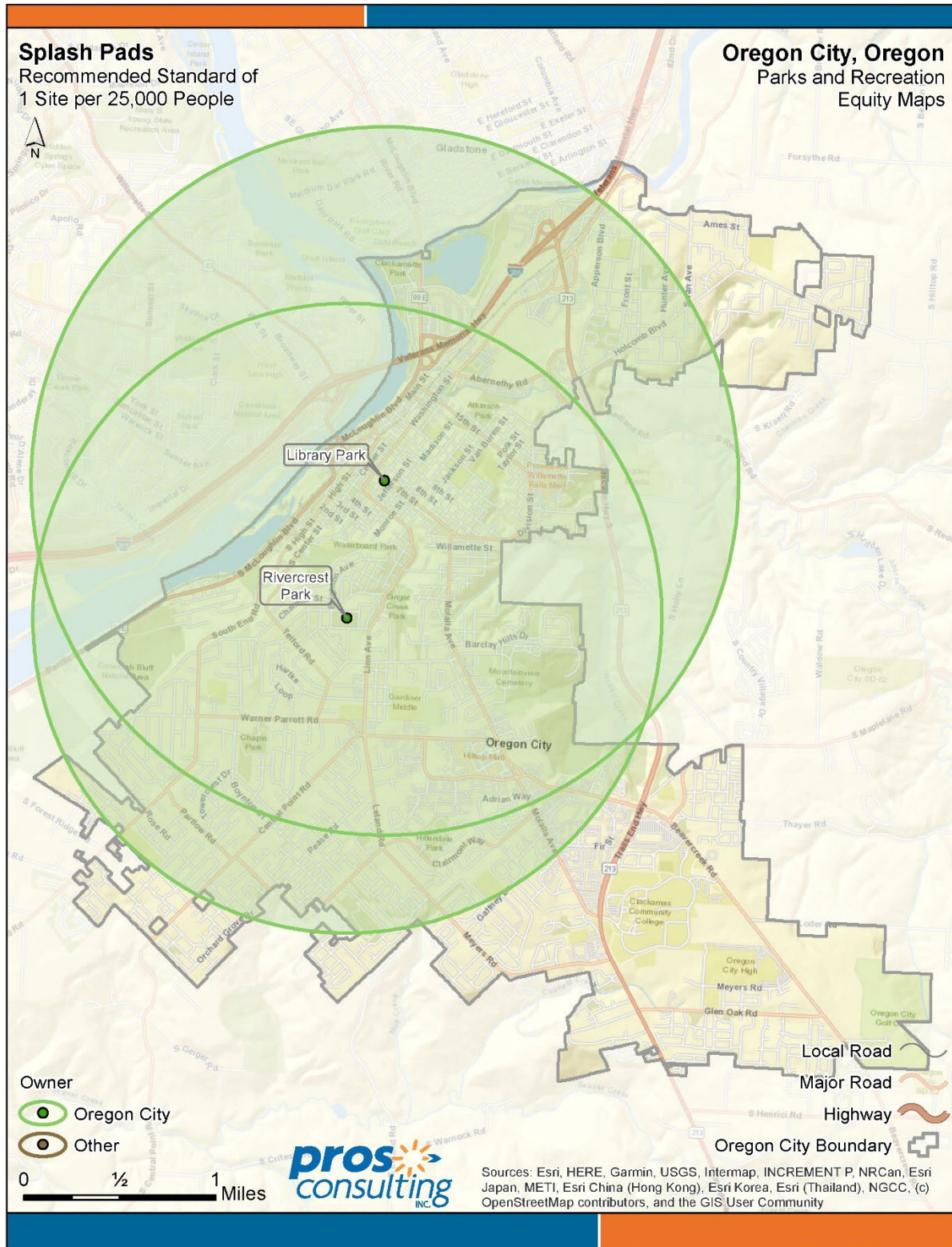


Figure 69: Splash Pads Map



## 4.2.17 TENNIS COURTS

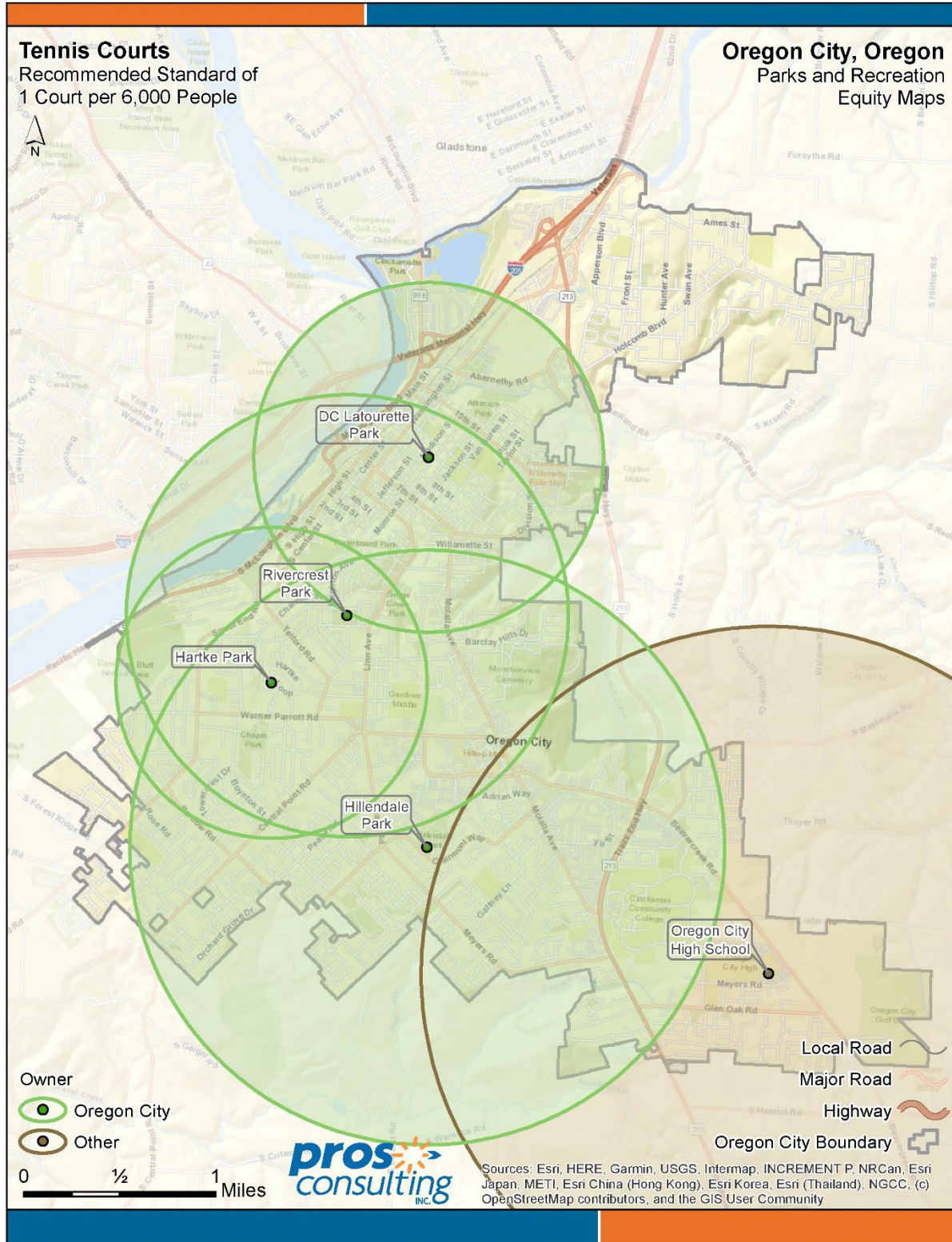


Figure 70: Tennis Courts Map





4.2.18 TRAILS (PAVED & UNPAVED)

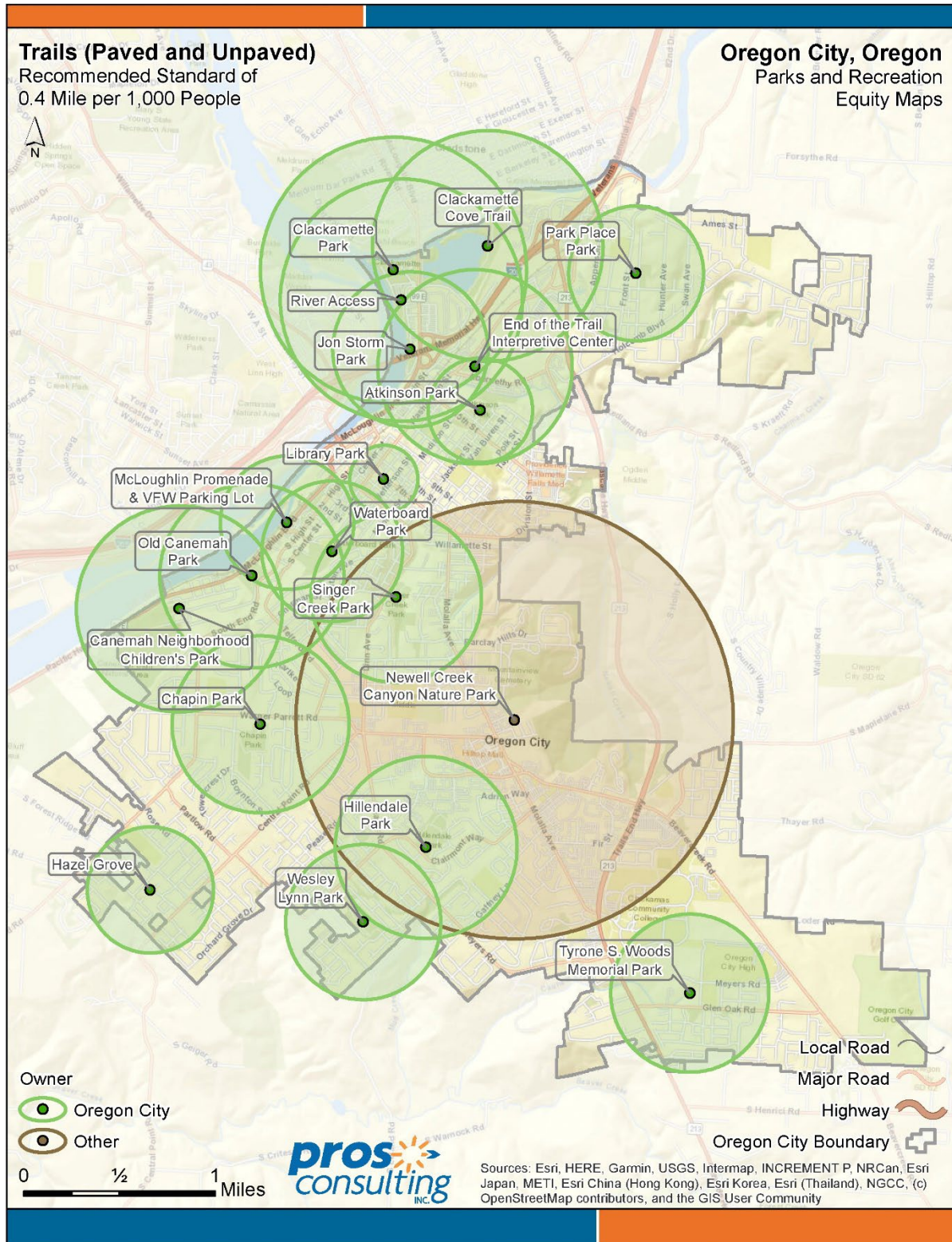


Figure 71: Trails Map



## 4.2.19 UNFENCED DOG PARKS

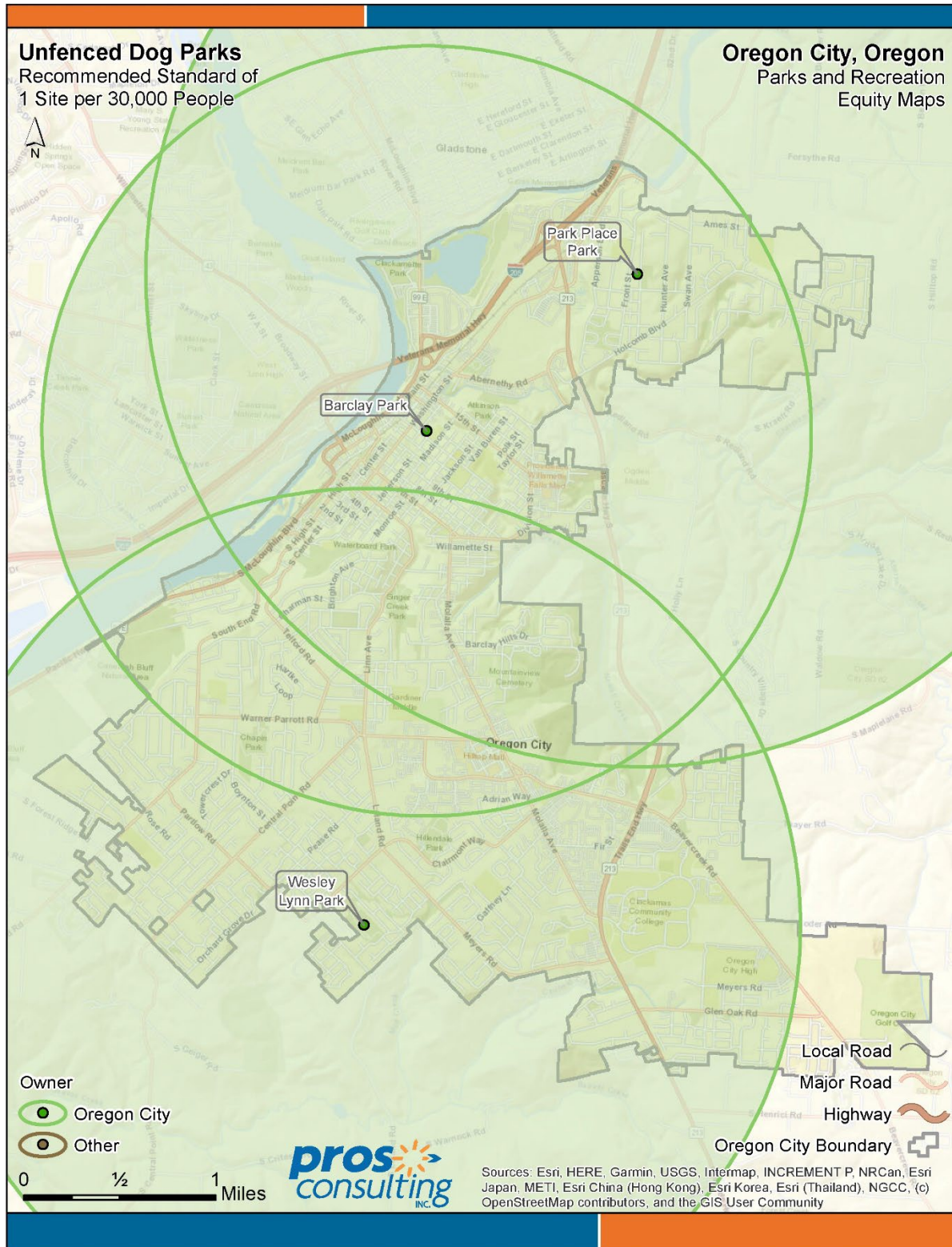


Figure 72: Unfenced Dog Parks Map

## 4.3 RECREATION PROGRAM AND OPERATIONS ASSESSMENT STUDY

### 4.3.1 INTRODUCTION

As part of the Plan, the consultant team assessed the recreation programs and operations of the Department. The assessment offers an in-depth perspective of offerings and helps identify strengths, challenges, and opportunities. The assessment also assists in identifying core programs, program gaps within the community, key system-wide issues, staffing, volunteer and partnership opportunities, and future programs and services for residents and visitors.

The consulting team based these findings and comments on a review of information provided by the Department including program descriptions, financial data, website content, and discussions with staff.



### 4.3.2 FRAMEWORK

Oregon City Parks and Recreation “strives to create recreation, leisure and cultural opportunities by providing high quality parks, facilities, programming and support services to people of all ages”. To achieve this, the City operates a community center, two spray parks, an indoor aquatics facility, an RV Park, a cemetery, a historical home, 26 parks, and a variety of special events, and recreation programs. Professional, dedicated staff members, along with the assistance of valuable volunteers, manage the year-round recreation programs and activities and maintain parks and open spaces for the enjoyment of people of all ages and abilities.





#### 4.3.3 PROGRAM ASSESSMENT OVERVIEW

Below are some overall observations from the program assessment sheet analysis:

- **Age segment analysis** shows that all eight Core Program Areas have a primary focus on adult programming. Age segmentation needs to be monitored annually to ensure program distribution aligns with the Department's mission of ensuring it provides services for all ages.
- **Program lifecycles:** Currently 46% of programs fall within the "Saturation" stage (recommended 0-10%) with 23% falling in the "Introduction, Take-Off, Growth" stage (recommended 50-60%). This indicates that the Department may benefit from repositioning programs and adding new opportunities based on community needs and input. A complete description of Lifecycle Stages can be found in [Section 4.3.9](#).
- From a **marketing and promotions** standpoint, the staff utilizes a variety of marketing methods including printed and online program guides, website, flyers/brochures, direct mail, email blasts, marquees signs, in-facility signage, and various social media channels as a part of the marketing mix. The Department would benefit from identifying Return on Investment (ROI) for all marketing initiatives going forward.
- There is an opportunity to increase **social media** presence and use the medium to better tell the department's story and share the impact it has on the community.
- Currently, **customer feedback** methods are limited. It is highly recommended that the Department begins incorporating user feedback, on a more consistent basis, as a key performance measure that can be tracked over time. Specifically, pre- and post-program evaluation, lost customer surveys, and focus groups are strong feedback tools to be used moving forward.
- The Department's core program areas currently utilize multiple **pricing strategies**, with all core program areas using at least three different strategies.
- **Cost Recovery Goals** have been captured within the Financial Support & Sustainability Strategy 2021-2023. The Department is currently tracking cost recovery performance and should continue to do so.





#### 4.3.4 PROGRAMMING

To help achieve the Department's mission, it is important to identify Core Program Areas based on current and future needs to create a sense of focus around specific program areas of greatest importance to the community. Public recreation is challenged by the premise of being all things to all people. The philosophy of the Core Program Area is to assist staff, policy makers, and the public to focus on what is most important to the community. Program areas are considered as Core if they meet a majority of the following criteria:

- The program area has been provided for a long period of time (over 4-5 years) and/or is expected by the community.
- The program area consumes a relatively large portion (5% or more) of the agency's overall budget.
- The program area is offered 3-4 seasons per year.
- The program area has wide demographic appeal.
- There is a tiered level of skill development available within the program area's offerings.
- There is full-time staff responsible for the program area.
- There are facilities designed specifically to support the program area.
- The agency controls a significant percentage (20% or more) of the local market.

#### 4.3.5 EXISTING CORE PROGRAM AREAS

In discussions with the Department staff, the consulting team identified 8 Core Program Areas currently being offered.



Figure 73: Existing Core Program Areas

These existing Core Program Areas provide a generally well-rounded and diverse array of programming opportunities for the community. Department staff should evaluate Core Program Areas and the individual programs within them on an annual basis, to ensure offerings are relevant to evolving demographics and trends in the local community.

#### 4.3.6 CORE PROGRAM AREA DESCRIPTIONS & GOALS



##### Aquatics

###### •DESCRIPTION

- Recreation, fitness, water safety activities, and education to promote health and safety for all ages.

###### •GOAL

- Provide programs for all age segments to have an impact on health and safety for the community. Provide life-saving classes.



##### Arts & Music

###### •DESCRIPTION

- Creative learning through activities that include painting, music, and crafts.

###### •GOAL

- Provide a wide range of activities for art and music opportunities to meet the requests of the community.



##### Community Services

###### •DESCRIPTION

- Services provided to individuals to support independent and healthy living.

###### •GOAL

- To provide needed services to the community as effectively as possible so as many citizens can be served as possible and have independent and healthy living.



##### Cultural & Enrichment

###### •DESCRIPTION

- Programs that educate, enlighten, or broaden the experiences of individuals.

###### •GOAL

- Provide events and programs that are for all ages and cultures. To bring in people of other backgrounds into events and services.



##### Educational

###### •DESCRIPTION

- Programs that increase knowledge on various subjects.

###### •GOALS

- Using programs to expand the knowledge of community members on various subjects and topics.



## Events

### •DESCRIPTION

- A planned public and social occasion that is appealing to a majority of people or specialized interests.

### •GOALS

- Provide programs and events that bring a large section of the community together in a space.



## Fitness

### •DESCRIPTION

- Activities that promote physical health, endurance, strength, and overall health and wellness.

### •GOALS

- Provide multiple opportunities for engagement of all levels to participate in activities that support fitness and activity for all physical abilities.



## Socialization

### •DESCRIPTION

- Opportunities to enhance connections within your community.

### •GOALS

- Provide avenues for community members to have opportunities to engage with other members of the community while participating in activities.



#### 4.3.7 EXPANSION OPPORTUNITIES IN CORE PROGRAM AREAS

Based on the results from the Statistically Valid Community Survey, there is a high priority for the expansion of Adult & Senior fitness & wellness programs and Special Events. This data is displayed in the Priority Investment Rating (PIR) chart below. (See Figure 75)

PIR was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on parks and recreation investments. The PIR equally weighs:

- (1) the importance that households place on each facility/amenity/program and
- (2) how many households have unmet needs for the facility/amenity/program.

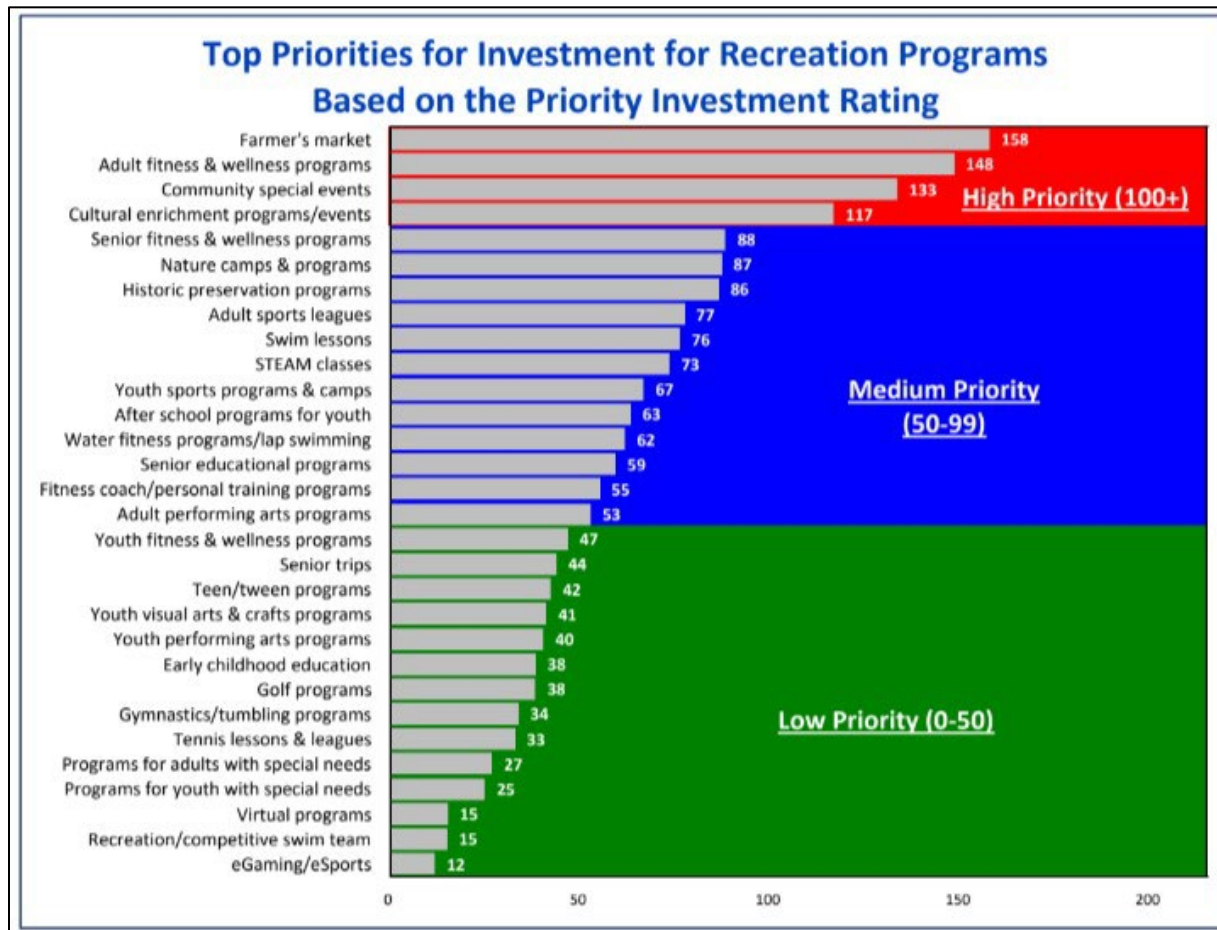


Figure 74: Top Priorities for Program Investment Based on PIR



#### 4.3.8 AGE SEGMENT ANALYSIS

An Age Segment Analysis was completed by Core Program Area, to review the age segments served by different program areas and to identify any gaps in segments served. It is recommended that staff perform an Age Segment Analysis by individual programs to further understand and tailor future offerings to community needs.

The table below depicts each Core Program Area and the most prominent age segments they serve. Recognizing that many Core Program Areas serve multiple age segments, Primary (noted with a 'P') and Secondary (noted with an 'S') markets are identified.

| AGE SEGMENT ANALYSIS  |                            |                      |                  |                |                 |                      |
|-----------------------|----------------------------|----------------------|------------------|----------------|-----------------|----------------------|
| Core Program Area     | Preschool<br>(5 and Under) | Elementary<br>(6-12) | Teens<br>(13-17) | Adult<br>(18+) | Senior<br>(55+) | All Ages<br>Programs |
| Aquatics              | P                          | P                    | S                | P              | P               | S                    |
| Arts & Music          | S                          | S                    | S                | P              | P               | S                    |
| Community Services    | S                          | S                    | S                | P              | P               | S                    |
| Cultural & Enrichment | S                          | S                    | S                | P              | P               | P                    |
| Educational           | S                          | S                    | S                | P              | P               | S                    |
| Events                | S                          | S                    | S                | P              | P               | P                    |
| Fitness               | S                          | S                    | S                | P              | P               | S                    |
| Socialization         | S                          | S                    | S                | P              | P               | S                    |

Figure 75: Program Priority by Age Segment

The Department offerings primarily serve adult age segments in all Core Program Areas. Preschool and elementary ages are served as primary audiences in aquatics and all ages are considered primary audiences in cultural & enrichment and events core program areas.

Staff should continue to monitor demographic shifts and program offerings to ensure that the needs of each age group are being met. Approximately 20% of the City's population is youth ages 0-17, yet, very few core programs areas target this age segment as a primary audience. It is ideal to establish a plan including what age segment to target, establish the message, which marketing method(s) to use, create the social media campaign, and determine what to measure for success before allocating resources towards a particular effort.

#### 4.3.9 PROGRAM LIFECYCLE

A Program Lifecycle Analysis involves reviewing each program offered by the Department to determine the stage of growth or decline for each. This provides a way of informing strategic decisions about the overall mix of programs managed by the agency to ensure that an appropriate number of programs are “fresh” and that relatively few programs if any, need to be discontinued. This analysis is based on both quantitative data and staff members’ knowledge of their program areas. The following table shows the percentage distribution of the various lifecycle categories of the Department’s programs. These percentages were obtained by comparing the number of programs in each individual stage with the total number of programs listed by staff members.

| Lifecycle Stage | Description                                             | Actual Program Distribution |     | Recommended Distribution |
|-----------------|---------------------------------------------------------|-----------------------------|-----|--------------------------|
| Introduction    | New program; modest participation                       | 4%                          | 23% | 50-60% total             |
| Take-Off        | Rapid participation growth                              | 1%                          |     |                          |
| Growth          | Moderate, but consistent population growth              | 18%                         |     |                          |
| Mature          | Slow participation growth                               | 32%                         | 32% | 40% total                |
| Saturation      | Minimal to no participation growth; extreme competition | 46%                         | 46% | 0-10% total              |
| Decline         | Decline participation                                   | 0%                          |     |                          |

*Figure 76: Program Lifecycle Distribution*

The Lifecycle Analysis shows 23% of programs falling within the beginning stages (Introduction, Take-Off, & Growth) 32% in the Mature stage, and almost half of the programs, 46%, falling within the saturation stage.

According to staff, 32% of all program offerings currently fall into the Mature Stage. With 23% of programs being in the Growth Stage (some of which will transition into the Mature stage), we can expect the percentage of mature programs to continue growing. The Mature Stage anchors a program portfolio, and it is recommended to have roughly 40% of programs within this category to achieve a stable foundation.

46% of programs have been identified as Saturated or Declining (0-10% Recommended Distribution). It is a natural progression for programs to eventually evolve into saturation and decline stages. This is a function of limited indoor recreation (Community Services, Cultural Enrichment) and particularly indoor aquatic space (as indicated by staff in their assessments) for the Department to expand into, thus resulting in minimal or no participation growth despite community interest. This Plan will help the Department explore options to expand space and/or partnerships for increased capacity to ensure community needs are met. For programs that are Saturated due to lack of interest, the Department could explore ways to reposition or replace them based on community needs and trends.

Staff should complete a Program Lifecycle Analysis annually and ensure that the percentage distribution closely aligns with desired performance. The Department could also include annual performance measures for each Core Program Area to track participation growth, customer retention, and percentage of new programs as an incentive for innovation and alignment with community trends.



#### 4.3.10 PROGRAM SERVICES CLASSIFICATION

Conducting a classification of services analysis informs how each program serves the overall organizational mission, the goals and objectives of each Core Program Area, and how the program should be funded regarding tax dollars and/or user fees and charges. A program's classification can help determine the most appropriate management, funding, and marketing strategies.

Program classifications are based on the degree to which the program provides a public benefit versus a private benefit. **Public** benefit can be described as everyone receiving the same level of benefit with equal access, whereas **private** benefit can be described as the user receiving exclusive benefit above what a general taxpayer receives for their personal benefit.

For this exercise, the Department used a classification method based on three categories: **Essential Services**, **Important Services**, and **Value-Added Services**. Where a program or service is classified depends upon alignment with the organizational mission, how the public perceives a program, legal mandates, financial sustainability, personal benefit, competition in the marketplace, and access by participants. The following graphic describes each of the three program classifications.



Figure 77: Program Services Classifications



With assistance from staff, all recreation programs offered by the Department were classified into three categories. The results presented in the following table represent the current classification of recreation program services. Programs should be assigned ranges for cost recovery goals within those overall categories. A full program list organized by Core Program Areas can be found in **APPENDIX A**.

| Program Classification                                       |                                                                        |                                                                                               |                                                                               |
|--------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Factors                                                      | Essential                                                              | Important                                                                                     | Value-Added                                                                   |
| <b>Public interest; Legal Mandate; Mission Alignment</b>     | High public expectation                                                | High public expectation                                                                       | High individual and interest group expectation                                |
| <b>Financial Sustainability</b>                              | Free, nominal or fee tailored to public needs, Requires public funding | Fees cover some direct costs, Requires a balance of public funding and a cost recovery target | Fees cover most direct and indirect costs, Some public funding as appropriate |
| <b>Benefits (health, safety, protection of assets, etc.)</b> | Substantial public benefit (negative consequence if not provided)      | Public and individual benefit                                                                 | Primarily individual benefit                                                  |
| <b>Competition in the Market</b>                             | Limited or no alternative providers                                    | Alternative providers unable to meet demand or need                                           | Alternative providers readily available                                       |
| <b>Access</b>                                                | Open access by all                                                     | Open access Limited access to specific users                                                  | Limited access to specific users                                              |
| <b>Best Practice Cost Recovery Goal*</b>                     | 0 - 50%                                                                | 50% - 75%                                                                                     | 75% - 100%+                                                                   |
| <b>Program Distribution</b>                                  | <b>23%</b>                                                             | <b>34%</b>                                                                                    | <b>43%</b>                                                                    |

*Figure 78: Program Services Classification Distribution*

#### 4.3.11 COST-OF-SERVICE & COST RECOVERY

Cost recovery targets should at least be identified for each Core Program Area, and for specific programs or events when realistic. The previously identified Core Program Areas would serve as an effective breakdown for tracking cost recovery metrics including administrative costs. Theoretically, staff should review how programs are grouped for similar cost recovery and subsidy goals to determine if current practices still meet management outcomes.

Determining cost recovery performance and using it to make informed pricing decisions involves a three-step process:

1. Classify all programs and services based on the public or private benefit they provide (as completed in the previous section).
2. Conduct a Cost-of-Service Analysis to calculate the full cost of each program.
3. Establish a cost recovery percentage, through Department policy, for each program or program type based on the outcomes of the previous two steps and adjust program prices accordingly.

#### UNDERSTANDING THE FULL COST-OF-SERVICE

To develop specific cost recovery targets, full cost of accounting needs to be created for each class or program that accurately calculates direct and indirect costs. Cost recovery goals are established once these numbers are in place, and the Department's program staff should be trained on this process. A Cost-of-Service Analysis should be conducted on each program, or program type, that accurately calculates direct (i.e., program-specific) and indirect (i.e., comprehensive, including administrative overhead) costs. Completing a Cost-of-Service Analysis not only helps determine the true and full cost of offering a program, but it also provides information that can be used to price programs based upon

accurate delivery costs. The figure below illustrates the common types of costs that must be accounted for in a Cost-of-Service Analysis.



*Figure 79: Total Costs for Activity*

The methodology for determining the total Cost-of-Service involves calculating the total cost for the activity, program, or service, then calculating the total revenue earned for that activity. Costs (and revenue) can also be derived on a per-unit basis. Program or activity units may include:

- Number of participants
- Number of tasks performed
- Number of consumable units
- Number of service calls
- Number of events
- Required time for offering program/service

Agencies use Cost-of-Service Analysis to determine what financial resources are required to provide specific programs at specific levels of service. Results are used to determine and track cost recovery as well as to benchmark different programs provided by the Department between one another. Cost recovery goals are established once Cost-of-Service totals have been calculated. Program staff should be trained on the process of conducting a Cost-of-Service Analysis and the process should be undertaken on a regular basis.

### CURRENT COST RECOVERY

Who benefits from a program or service is one of the key factors in determining pricing. As services become more individualized, higher levels of cost recovery are appropriate and expected. The pricing model, illustrated below, graphically depicts this concept. As the level of benefit to the individual increases, so does the level of cost recovery for that service.

## Financial Support & Sustainability Strategy

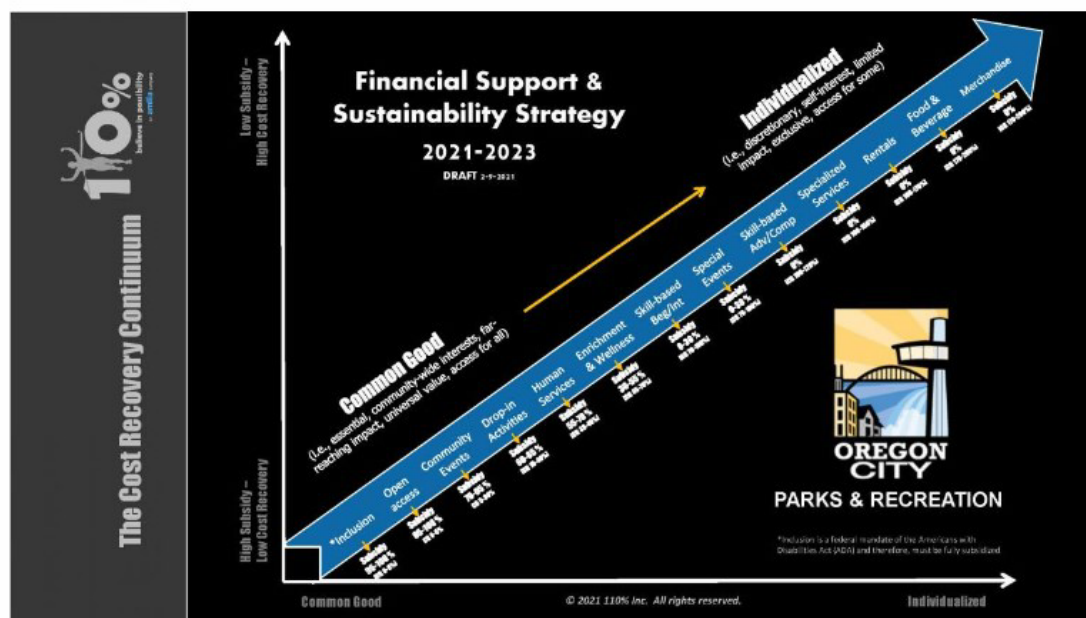


Figure 8: Oregon City Cost Recovery Model

In October 2020, the Oregon City Parks and Recreation Department undertook a comprehensive cost recovery analysis leading to the development of the Financial Support and Sustainability Policy. This policy, adopted on October 20, 2021, and enacted on July 1, 2022, was designed to balance the costs and benefits to the community. Services with more individual benefits have lower subsidies, while those with broader community benefits are subsidized more. Historically, sports groups enjoyed free exclusive use of courts and fields, but increasing demand over the past decade prompted the city to revisit this. The revised policy now requires a fee for exclusive field and court use, with residents paying \$10 per hour and non-residents \$15 per hour. These adjustments also channel more support to other community programs, such as Meals on Wheels, service/veteran counseling, and enrichment programs. The department, though lean in staff, focuses on serving the larger community. While rate increases took effect from July 1st, 2022, the city remains committed to equity, offering scholarships, payment plans, and more to ensure accessible and inclusive recreational opportunities.

#### 4.3.12 PRICING

Pricing strategies are one mechanism agencies can use to influence cost recovery.

Staff should monitor the effectiveness of the various pricing strategies they employ and adjust as necessary. It is also important to continue monitoring for yearly competitors and other service providers (i.e., similar providers) as found in [Appendix E](#). The table below details pricing methods currently in place by each Core Program Area and additional areas for strategies to implement over time.

| PRICING STRATEGIES    |                                             |                                                        |                                               |                                                 |                                                 |                             |                                         |                                          |                                                |                                                                  |
|-----------------------|---------------------------------------------|--------------------------------------------------------|-----------------------------------------------|-------------------------------------------------|-------------------------------------------------|-----------------------------|-----------------------------------------|------------------------------------------|------------------------------------------------|------------------------------------------------------------------|
| Core Program Area     | Age Segment                                 | Family / Household Status                              | Residency                                     | Weekday / Weekend                               | Prime / Non-Prime Time                          | Group Discounts             | By Location                             | By Competition (Market Rate)             | By Cost Recovery Goals                         | By Customer's Ability to Pay                                     |
|                       | Different prices offered for different ages | Different prices offered for family / household groups | Different prices for resident vs non-resident | Different prices for different days of the week | Different prices for different times of the day | Different prices for groups | Different prices at different locations | Competitors' prices influence your price | Dept. cost recovery goals influence your price | Scholarships, subsidies, discounted rates offered for low-income |
| Aquatics              | X                                           | X                                                      | X                                             |                                                 |                                                 | X                           |                                         | X                                        | X                                              | X                                                                |
| Arts & Music          | X                                           |                                                        | X                                             |                                                 |                                                 |                             |                                         |                                          | X                                              |                                                                  |
| Community Services    | X                                           |                                                        | X                                             |                                                 |                                                 |                             |                                         |                                          | X                                              |                                                                  |
| Cultural & Enrichment | X                                           |                                                        | X                                             |                                                 |                                                 |                             |                                         | X                                        | X                                              |                                                                  |
| Educational           | X                                           |                                                        | X                                             |                                                 |                                                 |                             |                                         |                                          | X                                              | X                                                                |
| Events                | X                                           |                                                        | X                                             |                                                 |                                                 |                             |                                         |                                          | X                                              |                                                                  |
| Fitness               | X                                           |                                                        | X                                             |                                                 |                                                 |                             |                                         |                                          | X                                              |                                                                  |
| Socialization         | X                                           |                                                        | X                                             |                                                 |                                                 |                             |                                         |                                          | X                                              |                                                                  |

Figure 80: Pricing Strategy Usage

#### 4.3.13 PROGRAM STRATEGY RECOMMENDATIONS

In general, the Department program staff should continue the cycle of evaluating programs on both individual merits and program mix. This can be completed at one time on an annual basis, or in batches at key seasonal points of the year, as long as each program is checked once per year. The following tools and strategies can help facilitate this evaluation process:

##### MINI BUSINESS PLANS

The consulting team recommends that Mini Business Plans (2-3 pages) for each Core Program Area be updated on a yearly basis. These plans should evaluate the Core Program Area based on meeting the outcomes desired for participants, cost recovery, percentage of the market and business controls, Cost-of-Service, pricing strategy for the next year, and marketing strategies that are to be implemented. If developed regularly and consistently, they can be effective tools for budget construction and justification processes in addition to marketing and communication tools. See [Appendix F](#) for a template.

##### PROGRAM DEVELOPMENT & DECISION-MAKING MATRIX

When developing program plans and strategies, it is useful to consider all the Core Program Areas and individual program analyses discussed in this Program Assessment. Lifecycle, Age Segment, Classification, and Cost Recovery Goals should all be tracked, and this information, along with the latest demographic trends and community input, should be factors that lead to program decision-making. Community input can help staff focus on specific program areas to develop new opportunities in what group of citizens to target, including the best marketing methods to use.



## Parks and Recreation Master Plan

A simple, easy-to-use tool similar to **Figure 82** below will help compare programs and prioritize resources using multiple data points, rather than relying solely on cost recovery. In addition, this analysis will help staff make an informed, objective case to the public when a program in decline, but beloved by a few, is retired.

If the program/service is determined to have high priority, appropriate cost recovery, good age segment appeal, good partnership potential, and strong market conditions, the next step is to determine the marketing methods by completing a similar exercise as the one seen below.

| Marketing & Promotion Methods         |                   |                     |            |  |
|---------------------------------------|-------------------|---------------------|------------|--|
| Program Idea (Name or Concept): _____ |                   |                     |            |  |
| Marketing Methods                     | Content Developed | Contact Information | Start Date |  |
| Activity Guide                        |                   |                     |            |  |
| Website                               |                   |                     |            |  |
| Newspaper Article                     |                   |                     |            |  |
| Radio                                 |                   |                     |            |  |
| Social Media                          |                   |                     |            |  |
| Flyers - Public Places                |                   |                     |            |  |
| Newspaper Ad                          |                   |                     |            |  |
| Email Notification                    |                   |                     |            |  |
| Event Website                         |                   |                     |            |  |
| School Flyer/Newsletter               |                   |                     |            |  |
| Television                            |                   |                     |            |  |
| Digital Sign                          |                   |                     |            |  |
| Friends & Neighbors Groups            |                   |                     |            |  |
| Staff Promotion @ Events              |                   |                     |            |  |

| Internal Factors        |           |            |               |                |
|-------------------------|-----------|------------|---------------|----------------|
| Priority Ranking:       | High      | Medium     | Low           |                |
| Program Area:           | Core      | Non-core   |               |                |
| Classification          | Essential | Important  | Discretionary |                |
| Cost Recovery Range     | 0-40%     | 60-80%     | 80+%          |                |
| Age Segment             | Primary   | Secondary  |               |                |
| Sponsorship/Partnership |           |            |               |                |
| Potential Partnerships  | Monetary  | Volunteers | Partner Skill | Location/Space |
| Potential Sponsors      | Monetary  | Volunteers | Sponsor Skill | Location/Space |
| Market Competition      |           |            |               |                |
| Number of Competitors   |           |            |               |                |
| Competitiveness         | High      | Medium     | Low           |                |
| Growth Potential        | High      | Low        |               |                |

Figure 81: Program Development Template

### PROGRAM EVALUATION CYCLE (WITH LIFECYCLE STAGES)

Using the Age Segment and Lifecycle analysis and other established criteria, program staff should evaluate programs on an annual basis to determine the program mix. This can be incorporated into the Program Operating/Business Plan process. A diagram of the program evaluation cycle and program lifecycle is found in **Figure 82** below. During the Beginning Stages, program staff should establish program goals, design program scenarios, and components, and develop the program operating/business plan. Regular program evaluations will help determine the future of a program.

If participation levels are still growing, continue to provide the program. When participation growth is slowing (or non-existent) or competition increases, staff should look at modifying the program to re-energize the customers to participate. When program participation is consistently declining, staff should terminate the program and replace it with a new program based on the public's priority ranking and/or in activity areas that are trending nationally/regionally/locally, while taking into consideration the anticipated local participation percentage.

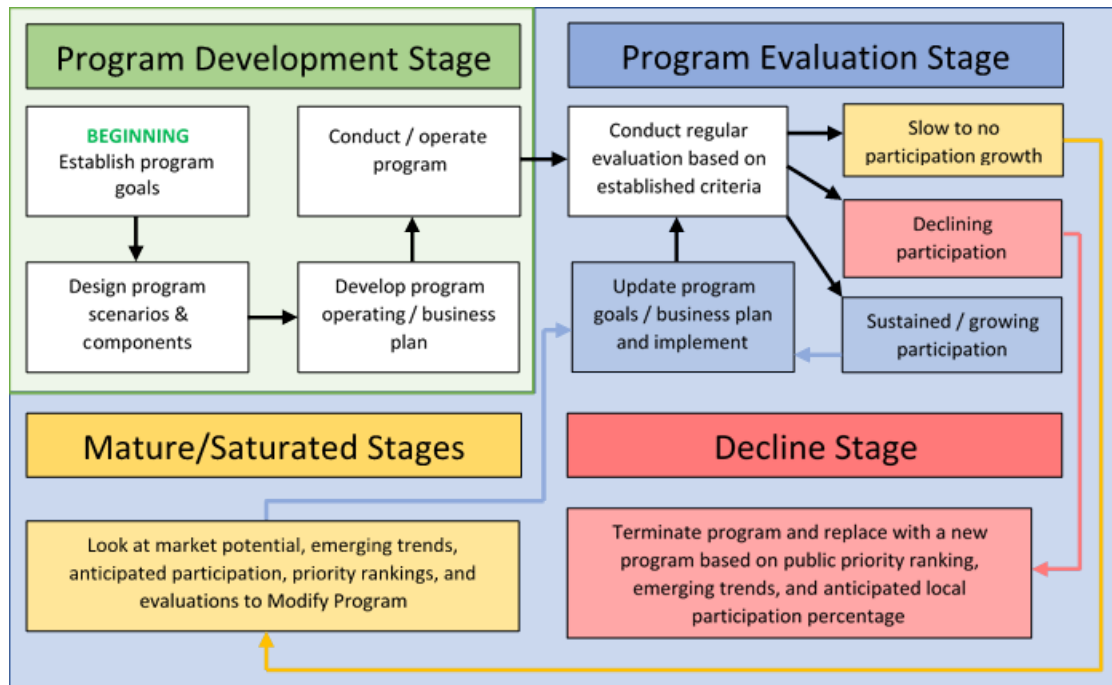


Figure 82: Evaluation Cycle with Program Lifecycle Logic Matrix

#### 4.3.14 CURRENT RECREATION MARKETING AND COMMUNICATIONS

The Department uses a variety of marketing strategies combining traditional (flyers and brochures) with modern (social media) strategies to advance its message when promoting activities.

The list of marketing approaches used by the Department includes:

- Program Guides (print & online)
- Website
- Smart/mobile phone enabled site
- Flyers and/or brochures
- Direct mail
- Email blasts and/listserv
- Public Service Announcements
- Road sign Marquees
- Paid Advertisements
- In-Facility signage
- Social Media (Facebook, Instagram & YouTube) - YouTube used primarily during the onset of the pandemic.
- QR Codes

Effective communication strategies require striking an appropriate balance between the content with the volume of messaging while utilizing the “right” methods of delivery. The Department has a broad distribution of delivery methods for promoting programs. It is imperative to continue updating the marketing plan annually to provide information for community needs, demographics, and recreation trends.

An effective marketing plan must build upon and integrate supporting plans and directly coordinate with the organization’s priorities. The plan should also provide specific guidance as to how the Department’s identity and brand is to be consistently portrayed across the multiple methods and deliverables used for communication.

#### 4.3.15 WEBSITE

The Department website can be reached at the domain name <https://www.orcity.org/parksandrecreation>. The bottom of the page has Google translate embedded into the site allowing translation to over 130 languages.

The website has recently been updated for a cleaner look and easier navigation, along with appealing visuals. It features several buttons that link to various Department subpages (Aquatics, Clackamette RV Park, Ermatinger House, Pioneer Community Center, Parks & Trails, and Rentals). Just below these buttons, you'll find a section titled "Parks & Recreation Top Links." This section provides direct links to Activity Registration, Donations, Master Fee Schedule, Meals On Wheels, Park Projects, Special Events, Sports And Fitness, and Swimming Lessons, making it easy for users to find important information swiftly.

While the website upgrade made many improvements, there is still an opportunity to incorporate more storytelling throughout the pages that encapsulate the mission, vision, and values of the Department.

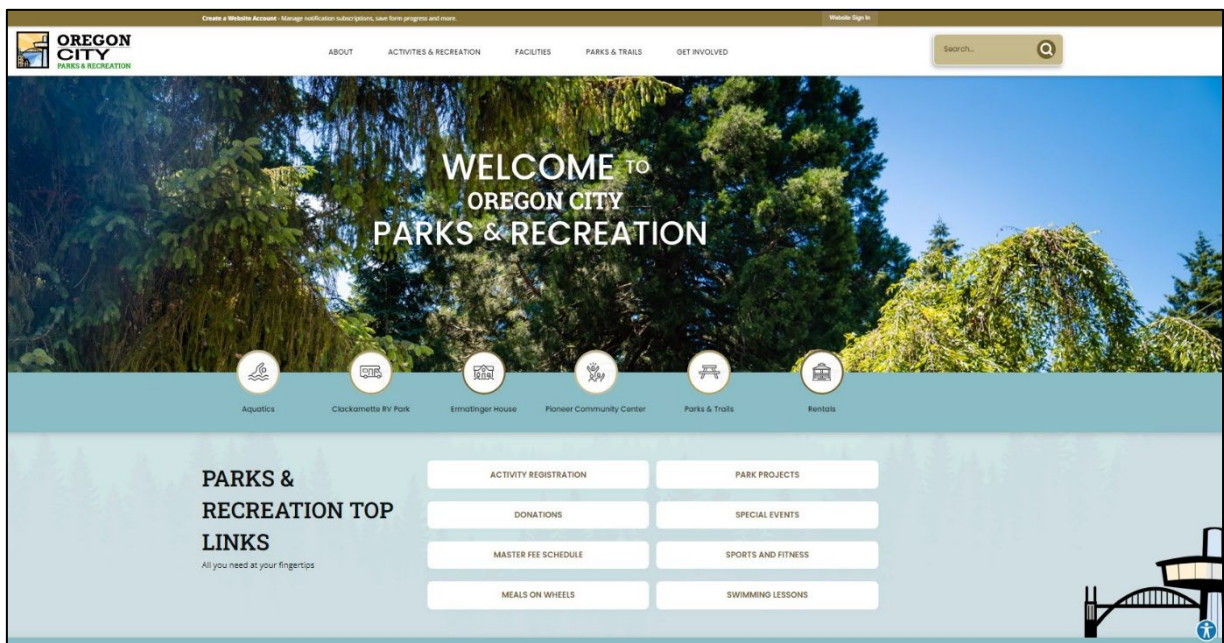


Figure 83: Oregon City Parks and Recreation Department Homepage



#### 4.3.16 SOCIAL MEDIA

Oregon City utilizes Web 2.0 technology through Facebook, Instagram, and YouTube. Here is a quick analysis of the Department by each platform. All numbers are as of January 2023.



##### FACEBOOK

- 3,100 followers
- Posts multiple times a week.
- Used to promote programs and activities and share news of the happenings within the Department.
- Most posts are informative with few posts that encourage follower interactions or engagement
- Recommendations for Facebook content include more photos of participants engaged in events and activities, short videos, and curated content.

##### INSTAGRAM

- 2,040 followers
- Bi-weekly posts
- More engaging posts than Facebook including participant photos and reels
- Recommendations for Instagram include infographics, more participant photos engaged in activities and events

##### YOUTUBE (OREGON CITY)

- 433 Subscribers
- Most videos are Commission, Board, and Committee meetings
- Recommendations for YouTube include videos sharing stories of the Department and the good you do in the community

##### LINKEDIN (OREGON CITY)

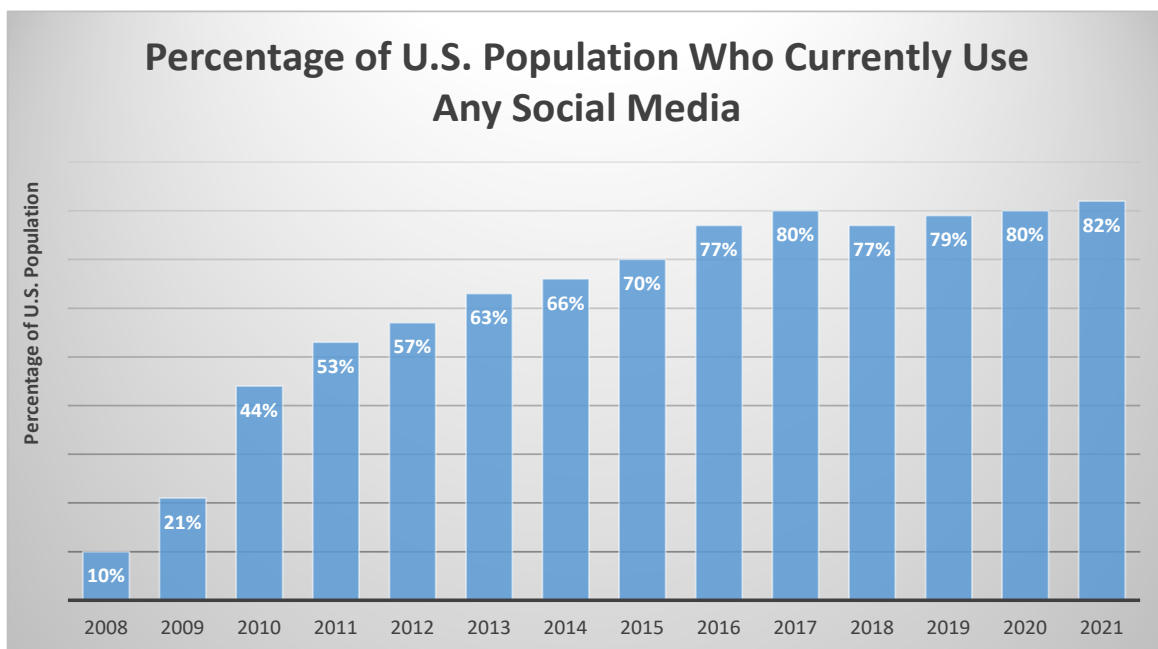
- 625 Followers
- 54 employees
- Last post was a job announcement dated 2 months ago
- Recommendations for LinkedIn include professional content, examples of your organizational culture, company news and job opportunities

The key to successful implementation of a social network is to move participants from awareness to action and creating greater user engagement. This could be done by:

- Allowing controlled ‘user generated content’ by encouraging users to send in their pictures from special events or programs.
- Leveraging the website to obtain customer feedback for programs, parks and facilities and customer service.
- Conducting an annual website strategy workshop with the staff to identify ways and means that the website can support the City’s Social Media Trends.
- Utilizing TikTok to engage with younger demographics and share your story.
- Better engaging on LinkedIn to promote your organizational culture and employment opportunities.
- Utilizing a Content Calendar to set posting schedule.

### SOCIAL MEDIA USERS

Over the last decade, social media has become one of the Country’s fastest growing trends. From only ten (10%) percent of the U.S. population using social media in 2008, today, we see an estimated eighty-two (82%) percent of the country using some form of social media. With such a large percentage of the population using these online media platforms in their daily lives, it becomes essential for the City to take advantage of these marketing opportunities. Social media can be a useful and affordable tool to reach current and potentially new system users. Such platforms as Facebook, YouTube, Instagram, Pinterest, TikTok, Twitter, or LinkedIn are extremely popular with not only today’s youth but also young and middle-aged adults.

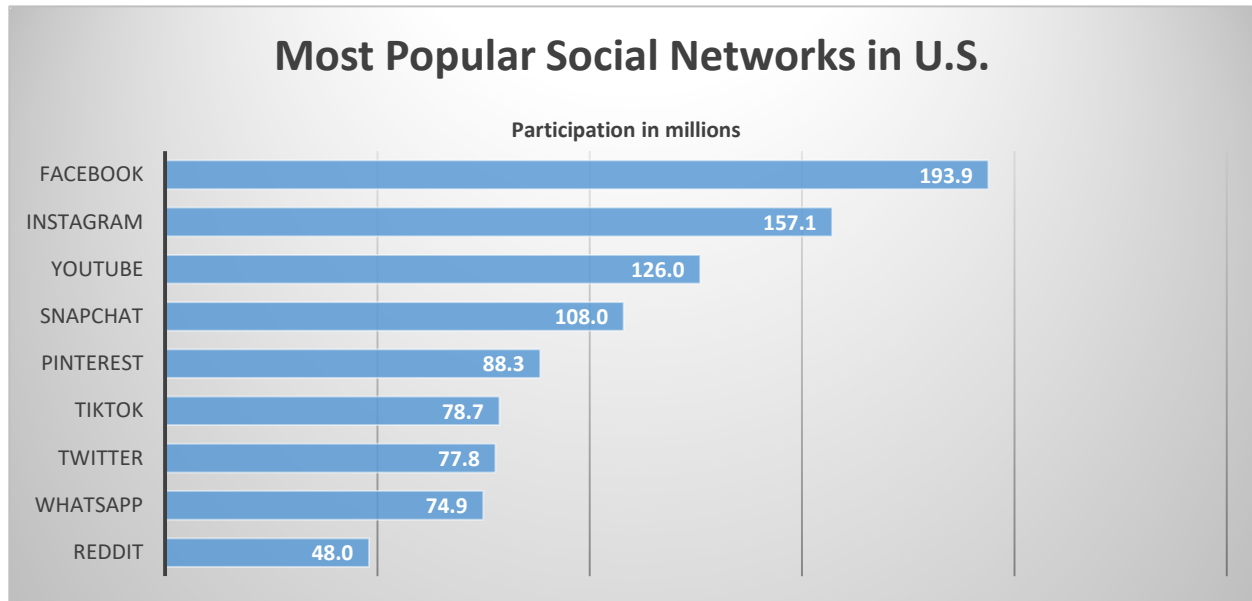


Source: <https://www.statista.com>

**Figure 84: U.S. Population Using Social Media**

### SOCIAL MEDIA PLATFORMS

Below is a chart that depicts the most frequently used social media sites throughout the world. As of October 2021, Facebook stood out as the most heavily trafficked social media platform, with an estimated 2.9 billion visitors per month. YouTube is second with 2.3 billion visitors per month. TikTok had the highest growth rate at 85.3% in 2021.

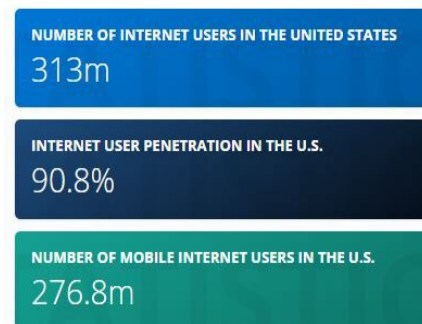


Source: [www. https://www.statista.com](https://www.statista.com)

*Figure 85: Most Popular Social Media Networks in the U.S.*

### MEDIUMS USED TO ACCESS THE INTERNET

The neighboring image is taken directly from Statista.com and depicts the number of internet users in the United States, internet penetration in the U.S., and the number of mobile internet users in the U.S. Less than 10% of surveyed adults state they did not use the internet in 2021.



Source: [www.statista.com/topics/2237/internet-usage-in-the-united-states/](https://www.statista.com/topics/2237/internet-usage-in-the-united-states/)

*Figure 86: Internet Users in the U.S.*

#### 4.3.17 MARKETING AND COMMUNICATIONS RECOMMENDATIONS

- Create a Department marketing plan including the components and strategies identified in this report.
- Establish priority segments to target in terms of new program/service development and communication tactics.
- Establish and review regularly, performance measures for marketing; performance measures can be tracked through customer surveys as well as some web-based metrics.
- Leverage relationships with partners to enhance marketing efforts through cross-promotion that include defined measurable outcomes.



#### 4.3.18 VOLUNTEER AND PARTNERSHIP MANAGEMENT

Today's realities require most public parks and recreation departments to seek productive and meaningful partnerships with both community organizations and individuals to deliver quality and seamless services to their residents. These relationships should be mutually beneficial to each party to better meet overall community needs and expand the positive impact of the agency's mission. Effective partnerships and meaningful volunteerism are key strategy areas for the Department to meet the needs of the community in the years to come.

##### CURRENT VOLUNTEER MANAGEMENT

When managed with respect and used strategically, volunteers can serve as the primary advocates for the City and its offerings. Currently, Oregon City has volunteer opportunities posted on the Department's website, underneath "Get Involved".



From a user's point of view, the process for finding volunteer opportunities appears fragmented. Each location has its own separate listing and follows a different procedure, making the overall experience inconsistent.

It is recommended that the volunteer pages be combined into one webpage and include the online application, a downloadable application, volunteer opportunity descriptions, and department contact information.



#### 4.3.19 PARTNERSHIPS



The Department currently works with several different types of partners throughout the community. These partnerships support the facilitation of programs and sponsorships of community events. As with tracking of volunteer hours, tracking partnerships helps show leadership how well staff can leverage resources.

The following recommended policies will promote fairness and equity within the existing and future partnerships while helping staff to manage potential internal and external conflicts. Certain partnership principles must be adopted by the Department for existing and future partnerships to work effectively. These partnership principles are as follows:

- All partnerships require a working agreement with measurable outcomes and will be evaluated on a regular basis. This should include reports to the agency on the performance and outcomes of the partnership including an annual review to determine renewal potential.
- All partnerships should track costs associated with the partnership investment to demonstrate the shared level of equity.
- All partnerships should maintain a culture that focuses on collaborative planning on a regular basis, regular communications, and annual reporting on performance and outcomes to determine renewal potential and opportunities to strengthen the partnership.

Additional partnerships can be pursued and developed with other public entities such as neighboring towns/cities, colleges, state or federal agencies, not-for-profit organizations, as well as with private or for-profit organizations. There are recommended standard policies and practices that will apply to any partnership and those that are unique to relationships with private, for-profit entities.

#### 4.3.20 VOLUNTEER AND PARTNERSHIP RECOMMENDATIONS

The planning team recommends the following regarding volunteers and partnerships:

##### ESTABLISH FORMAL VOLUNTEER AND PARTNERSHIP POLICIES AND AGREEMENTS

Following the recommended practices listed in the previous section as well as in **Appendix C**, continue to monitor and update established volunteer and partner policies and agreements which are tailored to the different types of volunteers and partnerships the Department encounters. Additionally, begin tracking volunteer metrics more consistently, including individual volunteers used annually and volunteer hours donated annually. Lastly, begin identifying measurable outcomes for each partnership and track these metrics.



## Parks and Recreation Master Plan

## 4.3.21 CURRENT STAFFING

The Oregon City Parks and Recreation Organizational Charts (**Figures 92-96**) shows the Department operates at nearly 43 FTE, which puts the department at about 11.3 FTEs for every 10,000 residents in their jurisdiction. This puts them just below the national median of 11.8 FTEs per 10,000 residents.

A full summary of national benchmarks regarding staff can be found in the 2022 NRPA Agency Performance review at:

<https://www.nrpa.org/siteassets/2022-nrpa-agency-performance-review.pdf>

## MANAGEMENT TEAM



**Figure 87: Management Team Org Chart**

## AQUATICS & RECREATION ORG CHART

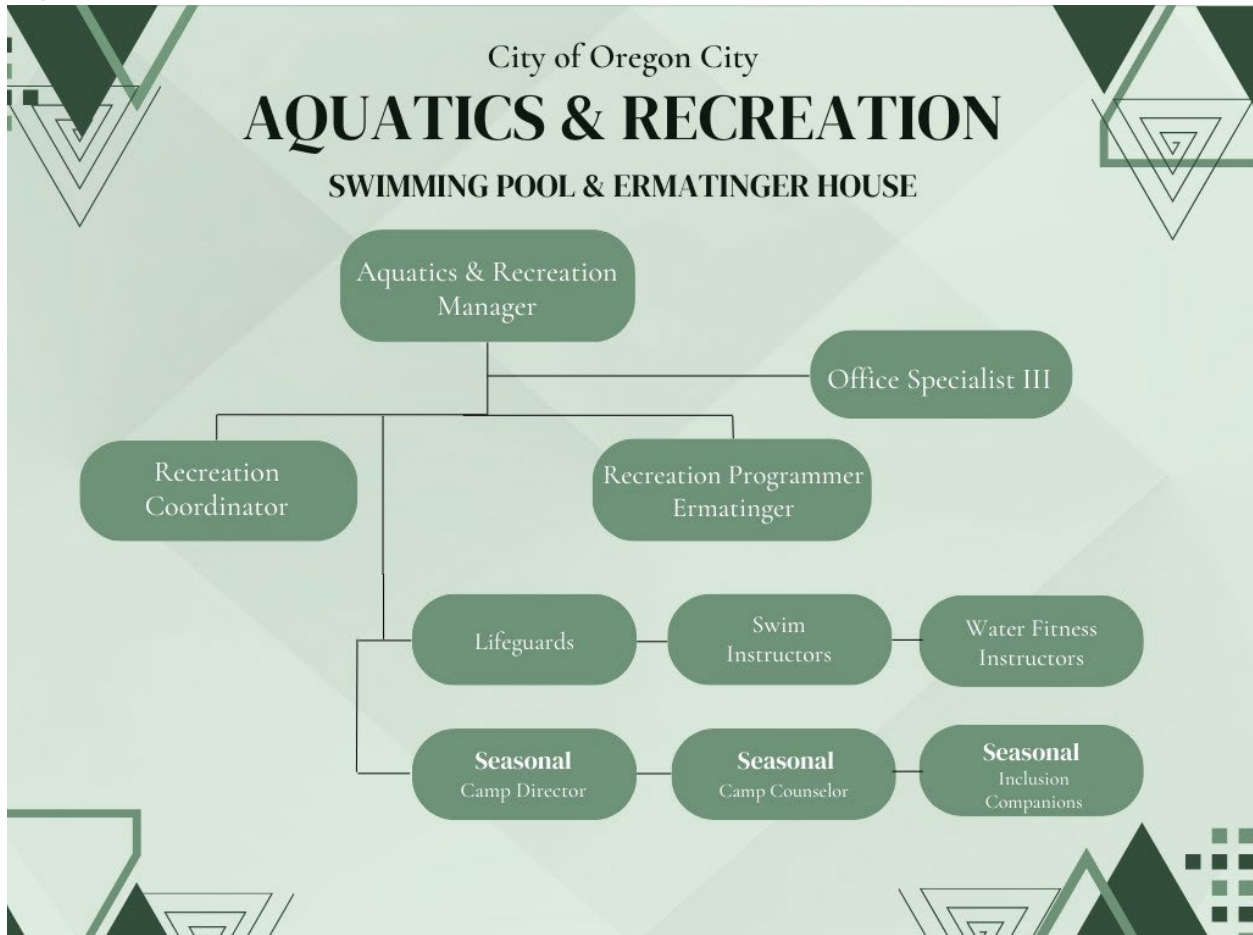
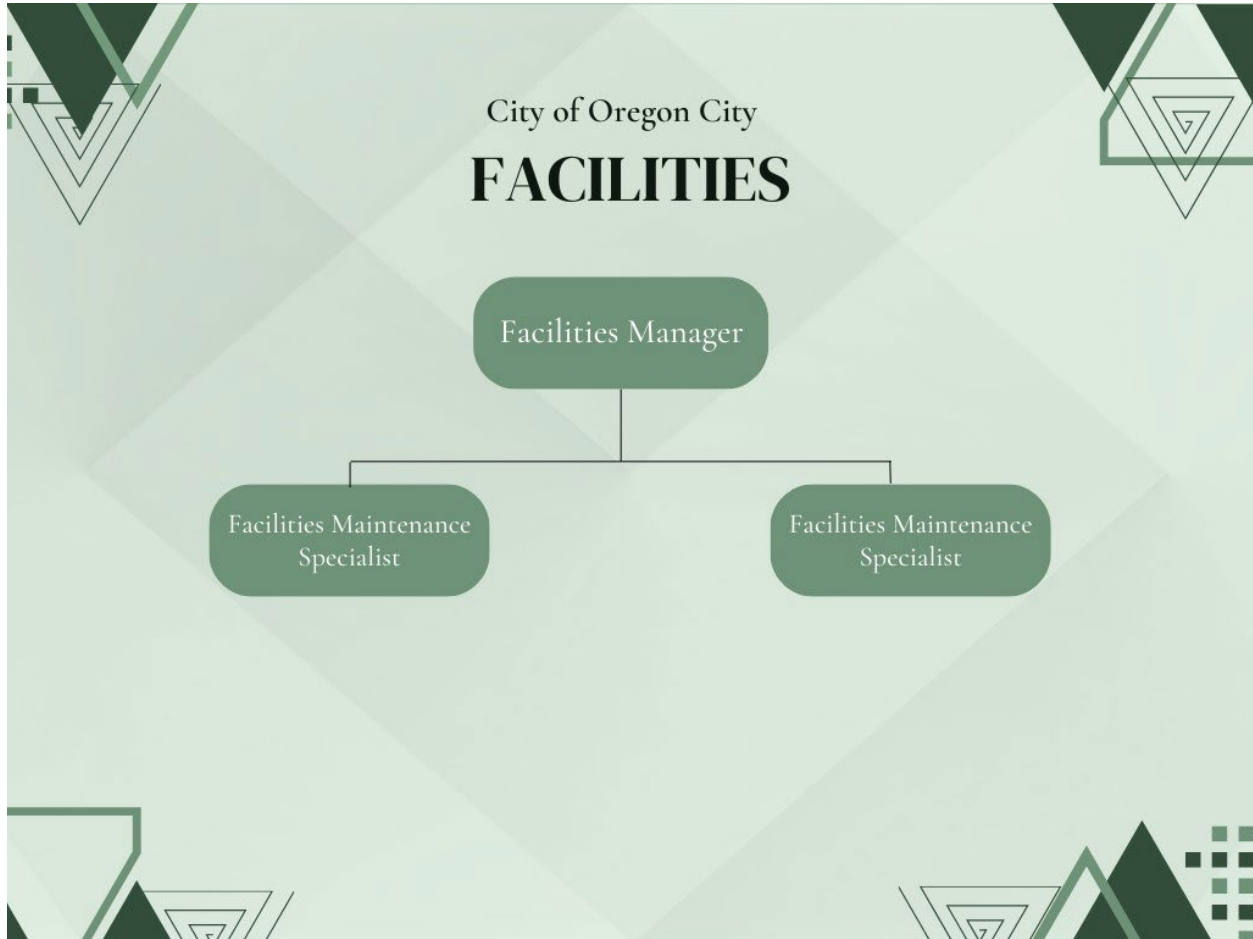


Figure 88: Aquatics & Recreation Org Chart



## FACILITIES ORG CHART

*Figure 89: Facilities Org Chart*

PARKS & CEMETERY ORG CHART

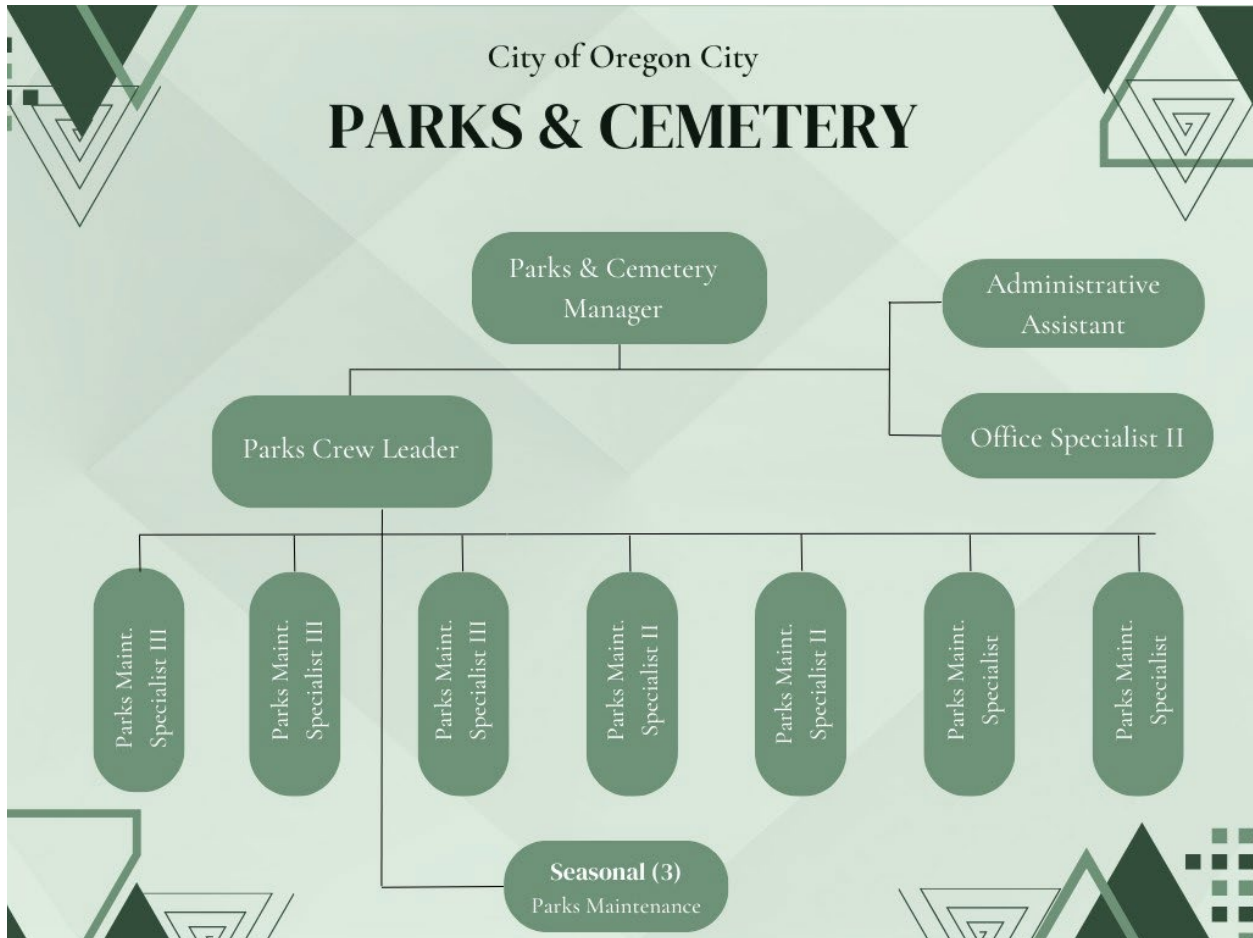


Figure 90: Parks & Cemetery Org Chart

## PIONEER CENTER ORG CHART

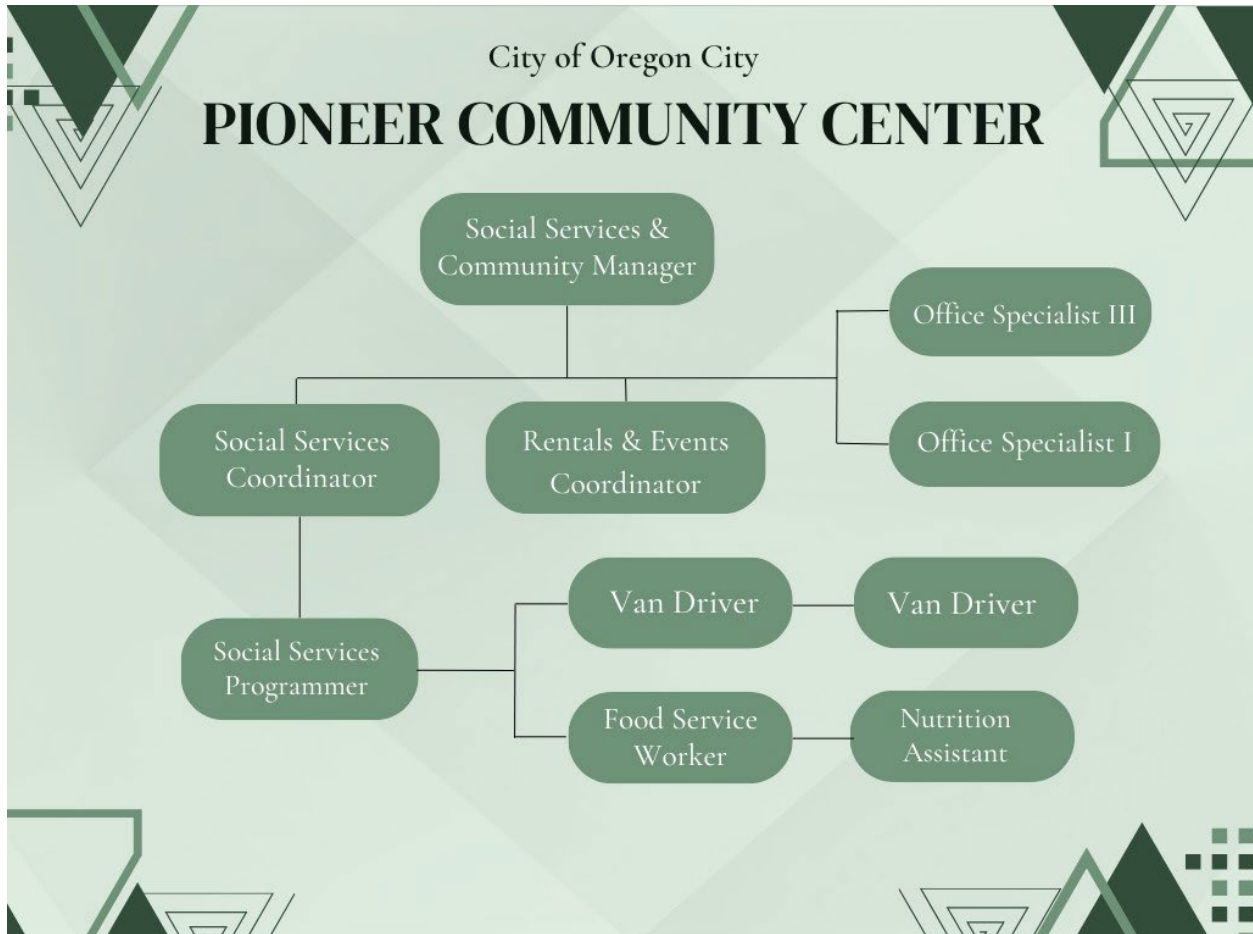


Figure 91: Pioneer Center Org Chart

As the agency looks to evolve and grow, it will be critical to identify ways not just to right-size the Department but to right-staff it. With the growing community emphasis on special events, adult and senior fitness & wellness programs (including Pickleball), it will be essential to have dedicated staff to expand and manage these programs.

The following chart is from the 2022 National Recreation and Park Association Agency Performance Review and outlines the average percentage distribution of staff responsibilities. This will be a helpful benchmark for the Department as it grows and aligns its staff with the growing community needs.

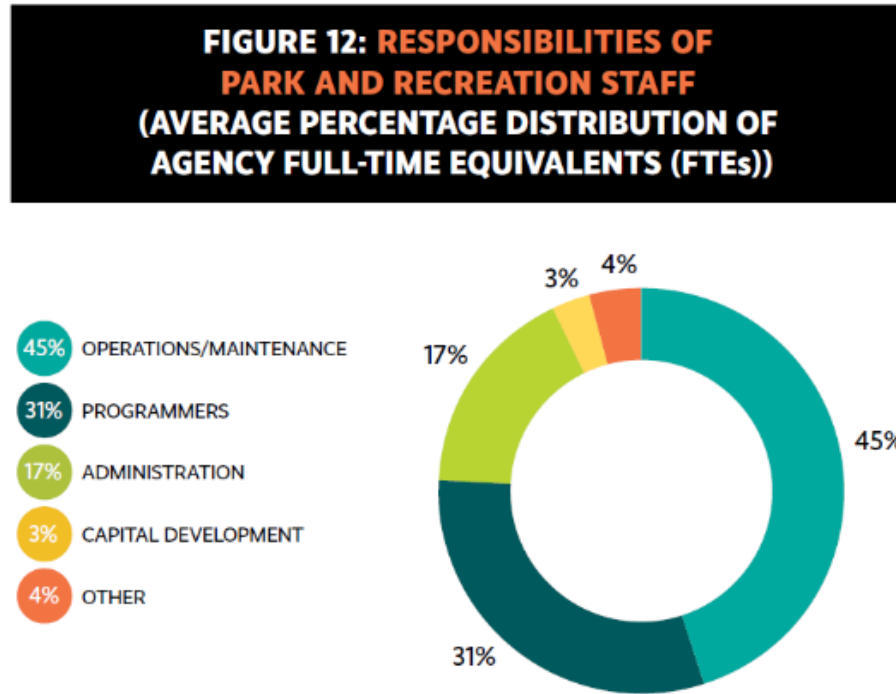


Figure 92: NRPA Responsibilities of Park and Recreation Staff



## Parks and Recreation Master Plan

## 4.3.22 CONCLUSION

The consultant team has highlighted a few important recommendations from the report. These recommendations may change with any shifts in demographics, Department structure, and community and Department priorities.

- **Core Program Areas:** The Department will need to continue evaluating Core Program Areas as priorities shift and the community demographics evolve. Align Core Program Areas with the community needs from the statistically valid survey results. The Department staff should evaluate Core Program Areas and the individual programs within them, ideally, on an annual basis, to ensure offerings remain aligned with community needs.
- **Age Segments:** The Department should consider expanding programs and activities targeting youth ages 0-17 and expanding programs for adults and seniors focusing on physical health goals.
- **Program Lifecycle Analysis:** The Department should complete a lifecycle analysis on an annual basis and ensure that the percentage distribution closely aligns with the desired performance. Additionally, the Department could include annual performance measures for core program areas to track participation, customer retention, and percentage of new programs as an incentive for innovation and alignment with community trends.
- **Program Development and Marketing Plan:** Each new program and existing program should have a solid program development and marketing plan. The Department needs to ensure target markets and age segmentations are being reached through the appropriate media. Social Media should be utilized at a higher level to share the Department's story and help the community understand the importance of the work you do.
- **Volunteer and Partnership:** Management is important to continue to assist with meeting the needs of the community. The Department should know the cost of providing this service and compare it to the outcomes being achieved. This will help demonstrate leveraging resources and ensure that the outcomes match the effort.





## CHAPTER FIVE - ACTION PLAN & PARKS MASTER PLAN DEVELOPMENT

### 5.1 SYSTEMS EXPENDITURE FORECAST

The charts included here are from Facility Condition Assessments that Bureau Veritas performed in March 2021. Their purpose is to evaluate the present overall physical state of the property on the inspection day and to assess potential future needs for replacement reserves.

Replacement Reserves, sometimes referred to as Lifecycle or Renewals, account for regular renewal expenses or expenditures that don't fall under operation or maintenance costs. These reserves should be planned for annually, as their frequency and cost can be fairly predictable. They might also include components or systems with an uncertain lifespan but have a possibility of failing within a specific estimated timeframe.

Replacement Reserves generally do not include components or systems that are expected to last beyond the reserve term, and those that don't significantly impact the structural and mechanical soundness of the property. Costs from unforeseeable events like acts of God, accidents, or other incidents typically covered by insurance, instead of reserves, are also omitted.

Replacement costs were developed through discussions with the property owners or managers, service companies, manufacturers' representatives, and from our past experience in devising such schedules for comparable facilities. We also consider costs for tasks carried out by the owner's or property manager's maintenance staff.

Bureau Veritas's reserve methodology includes the identification and quantification of systems or components that will need capital reserve funds during the assessment period, defined as the effective age plus the reserve term. Additional data about each system or component's respective replacement costs (in today's dollars), average expected useful lives, and remaining useful lives were estimated for creating a funding schedule. The Replacement Reserves Schedule assumes that all necessary remedial work has been done, or funds have been allocated for Immediate Needs.

For this report's System Expenditure Forecasts, the Replacement Reserves have been divided into these categories: Short Term (years 1-2), Near Term (years 3-5), Medium Term (years 6-10), and Long Term (years 11-20). Bureau Vista's full Facility Condition Assessments can be found in [Appendix G](#).

## Parks and Recreation Master Plan

## 5.1.1 ERMATINGER HOUSE

| System                          | Immediate   | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med. Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL             |
|---------------------------------|-------------|------------------------|-----------------------|------------------------|-------------------------|-------------------|
| Accessibility                   | \$ -        | \$ -                   | \$ -                  | \$ -                   | \$ -                    | \$ -              |
| Electrical                      | \$ -        | \$ -                   | \$ 663                | \$ -                   | \$ 54,360               | \$ 55,023         |
| Equipment & Furnishings         | \$ -        | \$ -                   | \$ -                  | \$ -                   | \$ 4,860                | \$ 4,860          |
| Façade                          | \$ -        | \$ -                   | \$ 20,797             | \$ 156,189             | \$ 135,954              | \$ 312,940        |
| Fire Alarm & Electronic Systems | \$ -        | \$ -                   | \$ -                  | \$ 26,206              | \$ -                    | \$ 26,206         |
| Fire Protection                 | \$ -        | \$ -                   | \$ -                  | \$ -                   | \$ -                    | \$ -              |
| HVAC                            | \$ -        | \$ -                   | \$ -                  | \$ 12,404              | \$ 12,557               | \$ 24,961         |
| Interiors                       | \$ -        | \$ -                   | \$ 21,248             | \$ 23,157              | \$ 129,882              | \$ 174,287        |
| Plumbing                        | \$ -        | \$ -                   | \$ -                  | \$ 2,271               | \$ -                    | \$ 2,271          |
| Roofing                         | \$ -        | \$ -                   | \$ -                  | \$ 3,930               | \$ 48,573               | \$ 52,503         |
| Site Development                | \$ -        | \$ -                   | \$ -                  | \$ 4,540               | \$ -                    | \$ 4,540          |
| Site Pavement                   | \$ -        | \$ -                   | \$ -                  | \$ -                   | \$ -                    | \$ -              |
| Structure                       | \$ -        | \$ -                   | \$ -                  | \$ -                   | \$ 5,635                | \$ 5,635          |
| <b>TOTALS</b>                   | <b>\$ -</b> | <b>\$ -</b>            | <b>\$ 42,708</b>      | <b>\$ 228,697</b>      | <b>\$ 391,821</b>       | <b>\$ 663,226</b> |

Figure 93: Ermatinger House Systems Expenditure Forecast

## 5.1.2 SPORTCRAFT LANDING

| System                      | Immediate   | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med. Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL             |
|-----------------------------|-------------|------------------------|-----------------------|------------------------|-------------------------|-------------------|
| Site Development            | \$ -        | \$ -                   | \$ -                  | \$ -                   | \$ 12,152               | \$ 12,152         |
| Site Pavement               | \$ -        | \$ 251,146             | \$ 56,331             | \$ 28,869              | \$ 131,433              | \$ 467,779        |
| Special Construction & Demo | \$ -        | \$ -                   | \$ -                  | \$ 5,590               | \$ 97,217               | \$ 102,807        |
| <b>TOTALS</b>               | <b>\$ -</b> | <b>\$ 251,146</b>      | <b>\$ 56,331</b>      | <b>\$ 34,459</b>       | <b>\$ 240,802</b>       | <b>\$ 582,738</b> |

Figure 94: Sportcraft Landing Systems Expenditure Forecast

## 5.1.3 STAFFORD PARK

| System           | Immediate        | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med. Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|------------------|------------------|------------------------|-----------------------|------------------------|-------------------------|------------------|
| Accessibility    | \$ 15,600        | \$ -                   | \$ -                  | \$ -                   | \$ -                    | \$ 15,600        |
| Site Development | \$ -             | \$ 1,172               | \$ -                  | \$ 2,970               | \$ 7,999                | \$ 12,141        |
| Site Pavement    | \$ 7,150         | \$ 1,241               | \$ -                  | \$ 11,047              | \$ 17,778               | \$ 37,216        |
| <b>TOTALS</b>    | <b>\$ 22,750</b> | <b>\$ 2,413</b>        | <b>\$ -</b>           | <b>\$ 14,017</b>       | <b>\$ 25,777</b>        | <b>\$ 64,957</b> |

Figure 95: Stafford Park Systems Expenditure Forecast

#### 5.1.4 STRAIGHT CEMETERY

| System           | Immediate        | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med. Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|------------------|------------------|------------------------|-----------------------|------------------------|-------------------------|------------------|
| Site Development | \$ 11,160        | \$ -                   | \$ 2,130              | \$ 4,999               | \$ 20,155               | \$ 38,444        |
| Site Pavement    | \$ -             | \$ -                   | \$ -                  | \$ -                   | \$ 16,905               | \$ 16,905        |
| <b>TOTALS</b>    | <b>\$ 11,160</b> | <b>\$ -</b>            | <b>\$ 2,130</b>       | <b>\$ 4,999</b>        | <b>\$ 37,060</b>        | <b>\$ 55,349</b> |

Figure 96: Straight Cemetery Systems Expenditure Forecast

#### 5.1.5 WATERBOARD PARK

| System           | Immediate   | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med. Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL               |
|------------------|-------------|------------------------|-----------------------|------------------------|-------------------------|---------------------|
| Site Development | \$ -        | \$ 1,034,929           | \$ 2,712              | \$ 1,485               | \$ 133,832              | \$ 1,172,958        |
| Site Pavement    | \$ -        | \$ 60,683              | \$ -                  | \$ -                   | \$ 42,532               | \$ 103,215          |
| <b>TOTALS</b>    | <b>\$ -</b> | <b>\$ 1,095,612</b>    | <b>\$ 2,712</b>       | <b>\$ 1,485</b>        | <b>\$ 176,364</b>       | <b>\$ 1,276,173</b> |

Figure 97: Waterboard Park Systems Expenditure Forecast

#### 5.1.6 WESLEY LYNN PARK

| System                      | Immediate   | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med. Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL               |
|-----------------------------|-------------|------------------------|-----------------------|------------------------|-------------------------|---------------------|
| Façade                      | \$ -        | \$ 2,344               | \$ 6,329              | \$ 5,595               | \$ 8,506                | \$ 22,774           |
| Roofing                     | \$ -        | \$ -                   | \$ -                  | \$ -                   | \$ 3,098                | \$ 3,098            |
| Interiors                   | \$ -        | \$ -                   | \$ 3,842              | \$ -                   | \$ 5,164                | \$ 9,006            |
| Plumbing                    | \$ -        | \$ 9,932               | \$ -                  | \$ -                   | \$ 34,569               | \$ 44,501           |
| Equipment & Furnishings     | \$ -        | \$ -                   | \$ -                  | \$ -                   | \$ -                    | \$ -                |
| Special Construction & Demo | \$ -        | \$ -                   | \$ -                  | \$ -                   | \$ 120,097              | \$ 120,097          |
| Site Pavement               | \$ -        | \$ 21,721              | \$ -                  | \$ 40,904              | \$ 574,355              | \$ 636,980          |
| Site Development            | \$ -        | \$ 19,789              | \$ 37,154             | \$ 101,332             | \$ 244,757              | \$ 403,032          |
| Site Utilities              | \$ -        | \$ -                   | \$ -                  | \$ 41,930              | \$ 1,620                | \$ 43,550           |
| <b>TOTALS</b>               | <b>\$ -</b> | <b>\$ 53,786</b>       | <b>\$ 47,325</b>      | <b>\$ 189,761</b>      | <b>\$ 992,166</b>       | <b>\$ 1,283,038</b> |

Figure 98: Wesley Lynn Park Systems Expenditure Forecast



## Parks and Recreation Master Plan

## 5.1.7 TOTAL SYSTEMS EXPENDITURE FORECAST

| Facility           | Immediate        | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med. Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL               |
|--------------------|------------------|------------------------|-----------------------|------------------------|-------------------------|---------------------|
| Ermatinger House   | \$ -             | \$ -                   | \$ 42,708             | \$ 228,697             | \$ 391,821              | \$ 663,226          |
| Sportcraft Landing | \$ -             | \$ 251,146             | \$ 56,331             | \$ 34,459              | \$ 240,802              | \$ 582,738          |
| Stafford Park      | \$ 22,750        | \$ 2,413               | \$ -                  | \$ 14,017              | \$ 25,777               | \$ 64,957           |
| Straight Cemetery  | \$ 11,160        | \$ -                   | \$ 2,130              | \$ 4,999               | \$ 37,060               | \$ 55,349           |
| Waterboard Park    | \$ -             | \$ 1,095,612           | \$ 2,712              | \$ 1,485               | \$ 176,364              | \$ 1,276,173        |
| Wesley Lynn Park   | \$ -             | \$ 53,786              | \$ 47,325             | \$ 189,761             | \$ 992,166              | \$ 1,283,038        |
| <b>TOTALS</b>      | <b>\$ 33,910</b> | <b>\$ 1,402,957</b>    | <b>\$ 151,206</b>     | <b>\$ 473,418</b>      | <b>\$ 1,863,990</b>     | <b>\$ 3,925,481</b> |

Figure 99: Total Systems Expenditure Forecast



## 5.2 FUNDING & REVENUE STRATEGIES

The purpose of developing funding and revenue strategies is to help the Department prepare for the plan's implementation by identifying viable funding opportunities and sharing strategies that have been used by other agencies in Oregon and throughout the United States.

It is essential to identify new and sustainable funding sources to ensure the continued growth and maintenance of the Department's parks and recreation system. The key to future growth is diversification of funding sources which will help support the development and sustainability of the initiatives recommended in this plan.

The sources in this section have been selected based on the Department's desire to pursue them further and their viability. These are meant to serve as recommendations and guidelines and do not commit the City or the staff to pursue them.

### 5.2.1 EXTERNAL FUNDING SOURCES

#### GENERAL FUND SUPPORT

Oregon City currently receives \$0.6481 under the permanent tax rate limit. An increase in the permanent tax rate to \$0.25 per thousand assessed values would produce approximately \$700,000 in additional revenue for parks and recreation. A General Fund increase up to the allowable tax rate for the City can be made by the City Commission during the budget planning cycle.

General Fund Support is a stable funding source for parks and recreation operations but can be challenged with shifting City priorities from year to year.

#### GENERAL OBLIGATION (G.O.) BONDS

General Obligation (G.O.) Bonds are voter approved bonds that can be used for land acquisition or capital projects. Four agencies within Oregon have successfully used this method to fund projects since 2012. Those agencies include:

- Eugene, 2018 - \$39.35M
- Portland, 2014 - \$68M
- Bend, 2012 - 29M
- Willamalane, 2012 - 20M

The primary challenge for this funding strategy is that it is limited to capital projects and land acquisitions and cannot be used for operational needs or ongoing maintenance.

#### LOCAL OPTION LEVY

Local Option Levies can be used to fund up to 5 years of operations or up to 10 years for capital projects. Though a flexible funding strategy, this option requires voter approval and is not a reliable long-term solution as it does require voter approval for ongoing support.

This financial strategy is most often used for operations and has been successfully implemented by the following agencies:

- Eugene, 2018 - \$0.19/thousand
- Hillsboro, 2017 - \$1.72/thousand (Parks and Public Safety)
- Metro, 2016 - \$9.6 cents/thousand
- Corvallis, 2013 - \$0.8181/thousand

## Parks and Recreation Master Plan

### PARK DISTRICT - SPECIAL PARK DISTRICT

The Department may also consider becoming a Special Park District like Tualatin Parks & Recreation, Bend Parks and Recreation, and Willamalane Parks and Recreation districts. A special district is a municipal corporation that is a standalone agency from the City of Oregon City.

Separation from the City would allow for a focus on parks and recreation, however operating a special district could pose challenges including loss of efficiency of the larger organization and other City departments.

### PARK UTILITY FEE

The Park Utility Fee is a fee paid on regular utility bills to fund parks and recreation capital projects and operations. This funding strategy is a stable, dedicated source and requires City Commission approval for implementation. The biggest challenge with this source is the existing cost of utility fees.

Cities that have implemented Park Utility Fees include:

- West Linn - \$14.32/month/unit
- Medford - \$2.95/month/unit
- Gresham - \$7.50/month/unit

### TRANSIENT TAX

With the operation of tourism-based facilities within the Department including Ermatinger House, McLoughlin Promenade, Clackamette Park, Jon Storm Park, and End of the Oregon Trail, Oregon City may benefit from a percentage allocation of Transient Tax which is dedicated funding for tourism related parks and recreation facilities and programs.

Authorized by the City Commission, these funds can be dedicated to support tourism related projects and facilities within the department. The future development of hotel/motel sites can also be used to support this source, with the primary challenge being ongoing competition for funds.

Dalles OR has a \$225,000 annual dedication of transient funds to support their parks and recreation operations.

## 5.3 BENCHMARK ANALYSIS

### 5.3.1 METHODOLOGY

The Consulting team with assistance from Oregon City staff identified operating metrics to benchmark the Parks and Recreation Department (“Department”) against comparable parks and recreation agencies. The goal of this analysis is to evaluate how the Department is positioned among peer agencies. The benchmark assessment is organized into specific categories based on peer agency responses to targeted questions that lend an encompassing view of each system’s operating metrics as compared to Oregon City.

Information used in this analysis was obtained directly from each participating benchmark agency, when available, and supplemental data was collected from agency / municipality websites, Comprehensive Annual Financial Reports (CAFR), and information available through the National Recreation and Park Association’s (NRPA) Park Metrics Database. Due to differences in how each system collects, maintains, and reports data, variances may exist. These variations can impact the per capita and percentage allocations, and the overall comparison must be viewed with this in mind. The benchmark data collection for all systems was completed between October 2022 and January 2023, and it is possible that information in this report may have changed since the original collection date.

The information sought was a combination of operating metrics that factor budgets, staffing levels, and inventories. In some instances, the information was not tracked or not available. The table below lists each benchmark agency in the study. These agencies were selected due to demographic and/or organizational characteristics similar to Oregon City, including one Gold Medal Award Finalist and two CAPRA Accredited agencies. *Note: CAPRA stands for Commission for Accreditation of Park and Recreation Agencies. Agencies that receive this accreditation either meet, or exceed, standards maintained by park and recreation leaders in programming, facilities, and experiences they provide their communities.*



For all agencies examined, Oregon City represents the benchmark’s fourth highest in terms of total population (37,967) and last in jurisdiction size (9.29 sq. mi.), while being highest in population density (4,087 residents per sq. mi.).

| Agency                                              | Jurisdiction Type | Population | Jurisdiction Size (Sq. Mi.) | Population per Sq. Mi. | CAPRA Accredited | Gold Medal Winner |
|-----------------------------------------------------|-------------------|------------|-----------------------------|------------------------|------------------|-------------------|
| City of Oregon City Parks and Recreation Department | City              | 37,967     | 9.29                        | 4,087                  | No               | No                |
| City of Albany Parks and Recreation                 | City              | 57,199     | 17.54                       | 3,261                  | No               | No                |
| City of Lake Oswego Parks and Recreation            | City              | 40,731     | 11.48                       | 3,548                  | Pending, 2023    | Finalist (2008)   |
| City of Medford Parks, Recreation and Facilities    | City              | 87,553     | 28.00                       | 3,127                  | Yes, since 2012  | Aspiring, 2025    |
| City of Pendleton Parks and Recreation Department   | City              | 16,685     | 11.50                       | 1,451                  | No               | No                |

Figure 100: Benchmark Overview



## Parks and Recreation Master Plan

## 5.3.2 PARK ACRES

The following table provides a general overview of each system's park acreage. Oregon City ranks lowest in total acres per 1,000 residents at 6.69 acres and falls below the NPRA median for agencies serving 20,000-49,999 residents which is 10.6 acres / 1,000 residents. Oregon City, though, is challenged with limited opportunities for growth due to the lack of additional available open spaces for expansion.

| Agency                                              | Population | Total Number of Parks | Residents per Park | Total Acres Owned or Managed | Total Acres per 1,000 Residents |
|-----------------------------------------------------|------------|-----------------------|--------------------|------------------------------|---------------------------------|
| City of Lake Oswego Parks and Recreation            | 40,731     | 39                    | 1,044.38           | 657.00                       | 62.00                           |
| City of Medford Parks, Recreation and Facilities    | 87,553     | 31                    | 2,824.29           | 2,595.00                     | 29.64                           |
| City of Pendleton Parks and Recreation Department   | 16,685     | 22                    | 758.41             | 450.00                       | 26.97                           |
| City of Albany Parks and Recreation                 | 57,199     | 30                    | 1,906.63           | 979.00                       | 17.12                           |
| City of Oregon City Parks and Recreation Department | 37,967     | 26                    | 1,460.27           | 253.95                       | 6.69                            |
| NPRA Median 2022 = 10.6 Acres per 1,000 Residents   |            |                       |                    |                              |                                 |

Figure 101: Park Acres

## 5.3.3 TRAIL MILES

The information below reveals the service levels for dedicated trails within each system. By comparing total trail mileage to the population of the service area, the level of service provided to the community can be determined and is expressed as trail miles for every 1,000 residents. Oregon City is on the lower end with 0.20 trail miles per 1000 residents, which falls below the national recommended practice of 0.25-0.5 trail miles per 1,000 residents.

| Agency                                                      | Population | Total Trail Miles | Trail Miles per 1,000 Residents |
|-------------------------------------------------------------|------------|-------------------|---------------------------------|
| City of Pendleton Parks and Recreation Department           | 16,685     | 27.00             | 1.62                            |
| City of Lake Oswego Parks and Recreation                    | 40,731     | 18.00             | 0.44                            |
| City of Medford Parks, Recreation and Facilities            | 87,553     | 37.00             | 0.42                            |
| City of Oregon City Parks and Recreation Department         | 37,967     | 7.56              | 0.20                            |
| City of Albany Parks and Recreation                         | 57,199     | 9.60              | 0.17                            |
| Recommended Practice = 0.25-0.5 Trail Miles 1,000 Residents |            |                   |                                 |

Figure 102: Trail Miles

#### 5.3.4 STAFFING AND VOLUNTEERS

This section compares staffing levels for each system by comparing full-time equivalents (FTEs) to total populations. Total FTEs per 10,000 residents is a key performance metric that assesses how well each system is equipped, in terms of staff, to serve its jurisdiction. Oregon City ranks in the middle at 11.3 FTEs per 10,000 residents and is lower than the NRPA Median for agencies serving 20,000-49,999 residents of 11.8 FTEs per 10,000 residents.

In terms of volunteers, Oregon City has the lowest number of volunteers (65) but has the third highest total volunteer hours (4000), which speaks to the high level of commitment of the existing volunteers.

| Agency                                              | Population | Total Volunteers (annually) | Total time worked by volunteers (annually) | Total Full-Time Employees | Total Part-Time Employees | Total FTEs | FTEs per 10,000 Residents |
|-----------------------------------------------------|------------|-----------------------------|--------------------------------------------|---------------------------|---------------------------|------------|---------------------------|
| City of Lake Oswego Parks and Recreation            | 40,731     | 350                         | 31,369                                     | 56                        | 21                        | 81.00      | 19.9                      |
| City of Pendleton Parks and Recreation Department   | 16,685     | 87                          | 1,809                                      | 12                        | 20                        | 32.00      | 19.2                      |
| City of Oregon City Parks and Recreation Department | 37,967     | 65                          | 4,000                                      | 23                        | 45                        | 42.72      | 11.3                      |
| City of Medford Parks, Recreation and Facilities    | 87,553     | 600                         | 375                                        | 29                        | 60                        | 44.60      | 5.1                       |
| City of Albany Parks and Recreation                 | 57,199     | 864                         | 8,694                                      | 26                        | 77                        | -          | -                         |
| NRPA Median 2022 = 11.8 FTEs per 10,000 Residents   |            |                             |                                            |                           |                           |            |                           |
| *Total FTEs not available for Albany                |            |                             |                                            |                           |                           |            |                           |

Figure 103: Staffing and Volunteers

#### 5.3.5 OPERATING EXPENSE PER CAPITA

Dividing the annual operational budget by each service area's population allows for a comparison of how much each agency is spending per resident. Oregon City ranks in the middle in operating expense per resident (\$115.58) and is above the NRPA Median for Agencies Serving 20,000-49,999 residents of \$110.32 per resident. Some of this higher expense is also attributed to the higher cost of living and doing business in and around the area compared to national averages.

| Agency                                                   | Population | Total Operating Expense | Jurisdiction size (sq. mi.) | Total acres owned or managed by the system | Operating Expense per Acre | Operating Expense per FTE | Operating Expense per Resident |
|----------------------------------------------------------|------------|-------------------------|-----------------------------|--------------------------------------------|----------------------------|---------------------------|--------------------------------|
| City of Lake Oswego Parks and Recreation                 | 40,731     | \$13,105,373            | 11.48                       | 657.00                                     | \$1,141,583                | \$19,947.30               | \$ 321.75                      |
| City of Pendleton Parks and Recreation Department        | 16,685     | \$ 2,970,833            | 11.50                       | 450.00                                     | \$ 258,333                 | \$ 6,601.85               | \$ 178.05                      |
| City of Oregon City Parks and Recreation Department      | 37,967     | \$ 4,388,360            | 9.29                        | 253.95                                     | \$ 472,375                 | \$17,280.41               | \$ 115.58                      |
| City of Albany Parks and Recreation                      | 57,199     | \$ 5,928,300            | 17.54                       | 979.00                                     | \$ 337,987                 | \$ 6,055.46               | \$ 103.64                      |
| City of Medford Parks, Recreation and Facilities         | 87,553     | \$ 6,100,000            | 28.00                       | 2,595.00                                   | \$ 217,857                 | \$ 2,350.67               | \$ 69.67                       |
| NRPA Median 2022 = \$110.32 per capita Operating Expense |            |                         |                             |                                            |                            |                           |                                |

Figure 104: Operating Expense Per Capita

## Parks and Recreation Master Plan

## 5.3.6 REVENUE PER CAPITA

By comparing each agency's annual non-tax revenue to the population, the annual revenue generated on a per resident basis can be determined. Oregon City generates \$52.22 per resident which ranks it in the middle, yet above the NRPA Median for Agencies serving 20,000-49,999 residents (\$26.99).

| Agency                                              | Population | Total Non-Tax Revenue 2021 | Revenue per Resident |
|-----------------------------------------------------|------------|----------------------------|----------------------|
| City of Lake Oswego Parks and Recreation            | 40,731     | \$ 2,491,377               | \$ 61.17             |
| City of Pendleton Parks and Recreation Department   | 16,685     | \$ 900,400                 | \$ 53.96             |
| City of Oregon City Parks and Recreation Department | 37,967     | \$ 1,982,467               | \$ 52.22             |
| City of Albany Parks and Recreation                 | 57,199     | \$ 893,547                 | \$ 15.62             |
| City of Medford Parks, Recreation and Facilities    | 87,553     | \$ 1,055,650               | \$ 12.06             |
| NRPA Median 2022 = \$26.99 Revenue per Capita       |            |                            |                      |

Figure 105: Revenue Per Capita

## 5.3.7 CIP SUMMARY

Capital Improvement Plan (CIP) budgets and availability of funding vary from year to year and the table below reveals the average of the last four years of actual capital investment for each agency. Of the benchmarked agencies, Oregon City ranked in the middle for average annual CIP (\$168,732) and was well below the NRPA Median (\$1.0M) for agencies serving 20,000-49,999 residents.

| Agency                                                | Population | Avg. Annual CIP | Avg. Annual CIP per Resident |
|-------------------------------------------------------|------------|-----------------|------------------------------|
| City of Lake Oswego Parks and Recreation              | 40,731     | \$ 5,635,000    | \$ 138.35                    |
| City of Medford Parks, Recreation and Facilities      | 87,553     | \$ 7,229,800    | \$ 82.58                     |
| City of Oregon City Parks and Recreation Department   | 37,967     | \$ 168,732      | \$ 4.44                      |
| City of Pendleton Parks and Recreation Department     | 16,685     | \$ 61,960       | \$ 3.71                      |
| City of Albany Parks and Recreation                   | 57,199     | \$ 111,956      | \$ 1.96                      |
| NRPA Median 2022= \$1.0M 5 yr AVG CIP Spending (2022) |            |                 |                              |

Figure 106: CIP Summary



### 5.3.8 PROGRAM PARTICIPATION SPENDING

This portion assesses the program budget for each agency. Oregon City is ranked last of the benchmarked agencies at \$2.12 per resident, which is significantly less than benchmarked agencies. However, it does a remarkable job generating revenue from the programs as can be seen from the 103.83% cost recovery which is second only to Pendleton Park and Recreation's 144.5% cost recovery.

| Agency                                              | Population | Budget for Programming | Revenue from Programming | Programming Cost Recovery | Program Budget per Resident |
|-----------------------------------------------------|------------|------------------------|--------------------------|---------------------------|-----------------------------|
| City of Albany Parks and Recreation                 | 57,199     | \$ 5,928,300           | \$ 1,016,600             | 17.15%                    | \$ 103.64                   |
| City of Lake Oswego Parks and Recreation            | 40,731     | \$ 1,403,836           | \$ 1,071,325             | 76.31%                    | \$ 34.47                    |
| City of Medford Parks, Recreation and Facilities    | 87,553     | \$ 1,935,000           | \$ 900,000               | 46.51%                    | \$ 22.10                    |
| City of Pendleton Parks and Recreation Department   | 16,685     | \$ 239,275             | \$ 345,758               | 144.50%                   | \$ 14.34                    |
| City of Oregon City Parks and Recreation Department | 37,967     | \$ 80,400              | \$ 83,480                | 103.83%                   | \$ 2.12                     |

Figure 107: Program Participation Spending

### 5.3.9 INDOOR RECREATION FACILITIES

This table shows the amount of indoor recreation facilities each of the benchmarked agencies operate, their total square footage, and their square footage per resident. Oregon City ranked first of the benchmarked agencies in square feet per resident (1.47).

| Agency                                              | Population | Total # of indoor recreation facilities | Total Sq. Feet of all indoor recreation facilities | Total Sq. Feet per facility | Indoor Sq. Feet per resident |
|-----------------------------------------------------|------------|-----------------------------------------|----------------------------------------------------|-----------------------------|------------------------------|
| City of Pendleton Parks and Recreation Department   | 16,685     | 1                                       | 20,000                                             | 20,000                      | 1.20                         |
| City of Oregon City Parks and Recreation Department | 37,967     | 4                                       | 55,672                                             | 13,918                      | 0.37                         |
| City of Albany Parks and Recreation                 | 57,199     | 3                                       | 44,000                                             | 14,667                      | 0.26                         |
| City of Medford Parks, Recreation and Facilities    | 87,553     | 1                                       | 17,000                                             | 17,000                      | 0.19                         |
| City of Lake Oswego Parks and Recreation            | 40,731     | 3                                       | 17,500                                             | 5,833                       | 0.14                         |

Figure 108: Indoor Recreation Facility



## Parks and Recreation Master Plan

## 5.3.10 MARKETING AS PERCENTAGE OF OPERATIONS

The table below describes the marketing expense incurred by each agency and compares it to the agency's actual expenditures for 2021 to show what percentage of the operating expenses are dedicated to marketing. Oregon City falls towards the bottom of the benchmark with \$26,500 allocated of their overall operational budget for marketing while the leaders of the group spend upwards of \$268,000 annually. A recommended practice for total marketing spending is 3+% of the total operating budget.

This directly impacts program participation since as seen in the Statistically Valid Survey results "I don't know what is offered" was the top barrier to participation chosen by 38% of all respondents.

| Agency                                              | Total Marketing Expense (2021) | Operational Budget (2022) | Total Marketing Budget (2022) | Marketing as % of Operations |
|-----------------------------------------------------|--------------------------------|---------------------------|-------------------------------|------------------------------|
| City of Albany Parks and Recreation                 | \$ 268,800                     | \$ 2,970,833              | \$ 268,800                    | 9.05%                        |
| City of Medford Parks, Recreation and Facilities    | \$ 100,000                     | \$ 6,100,000              | \$ 100,000                    | 1.64%                        |
| City of Lake Oswego Parks and Recreation            | \$ 100,000                     | \$ 13,105,373             | \$ 100,000                    | 0.76%                        |
| City of Oregon City Parks and Recreation Department | \$ 26,500                      | \$ 4,388,360              | \$ 26,500                     | 0.60%                        |
| City of Pendleton Parks and Recreation Department   | \$ 10,500                      | \$ 5,928,300              | \$ 10,500                     | 0.18%                        |
| Best Practice = 3+% of Total Operating Budget       |                                |                           |                               |                              |

*Figure 109: Marketing as a Percentage of Operations Budget*



### 5.3.11 SUMMARY OF BENCHMARK FINDINGS

The agencies selected for the benchmark were City of Albany Parks and Recreation, City of Lake Oswego Parks and Recreation (CAPRA Accredited, Gold Medal Award Finalist), City of Medford Parks and Recreation (CAPRA Accredited), and City of Pendleton Parks and Recreation. This allowed Oregon City to compare itself to some of the top performing agencies in Oregon.

#### Strengths

Of the agencies compared in this benchmark, Oregon City ranks first in total square footage per resident for indoor recreation space. Oregon City is also above the national median for revenue per resident, cost recovery, and total spending per resident in operating expenses.

- **Indoor Square Footage** - Oregon City has 1.47 total square feet per resident and is the only benchmarked agency with an indoor aquatic space.
- **Revenue** - Oregon City generates \$52.22 in revenue per resident, which is above the NRPA Median of \$22.99 for agencies with populations between 20,000 and 49, 999.
- **Operating Expenses** - Oregon City spends \$115.58 per resident on operating expenses, which is also above the NRPA Median of \$110.32.

#### Opportunities

This benchmark study uncovered some limitations and opportunities for Oregon City.

- Oregon city ranks last in **marketing and program budget**.
- **Marketing**- The Statistically Valid Survey results showed that 38% of Oregon City residents responded “I don’t know what’s offered” as a barrier to program participation. Oregon City currently allocates less than 1% of its overall operational budget to marketing. The recommended percentage is at least 3% of the total operating budget.
- **Program Budget** - Oregon City has a program budget of just \$2.12 per resident on programs and is the lowest ranked of the benchmarked agencies. The fourth ranked agency spent \$14.34 per resident.

Overall, the benchmark analysis reveals that Oregon City has great potential for enhancing its offerings to meet the needs and desires of the community. There are opportunities to increase funding for marketing and overall dollars spent on programs for the community. The Master Plan’s recommendations will use this data and help establish strategic goals to pursue along with key performance indicators (KPIs) that will be tracked and measured over time as the Department continues to pursue excellence in all aspects of its operations.

## Parks and Recreation Master Plan

## 5.4 PRIORITIZED FACILITY &amp; PROGRAM NEEDS

**Priorities for Facility Investments:** The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and park investments. The PIR equally weighs (1) the importance that residents place on amenities/facilities and (2) how many residents have unmet needs for the facility/amenity.

Based on the PIR, the following parks and recreation facilities/amenities were rated as high priorities for investment:

- Multi-use paved trails (200)
- Multi-use unpaved trails (167)
- Water access (115)
- Outdoor amphitheater (115)
- Indoor walking/jogging track (112)
- Large community parks (112)
- Open space & conservation areas (111)
- Fenced dog park (110)
- Small neighborhood parks (103)

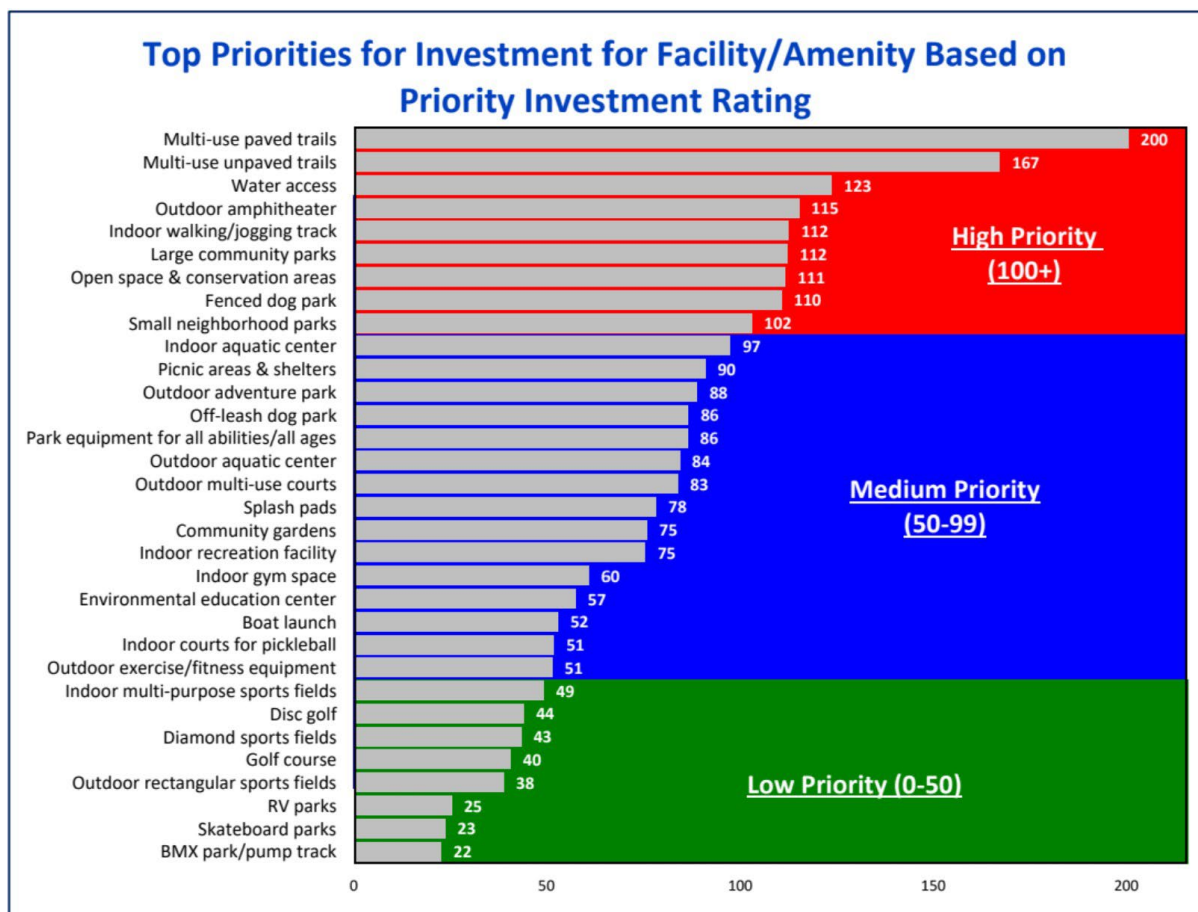


Figure 110: Priority Investment Rating - Facilities

Based on the PIR, the following Oregon City programs were rated as high priorities for investment:

- Farmer's Market (158)
- Adult fitness & wellness programs (148)
- Community special events (133)
- Cultural enrichment programs/events (117)

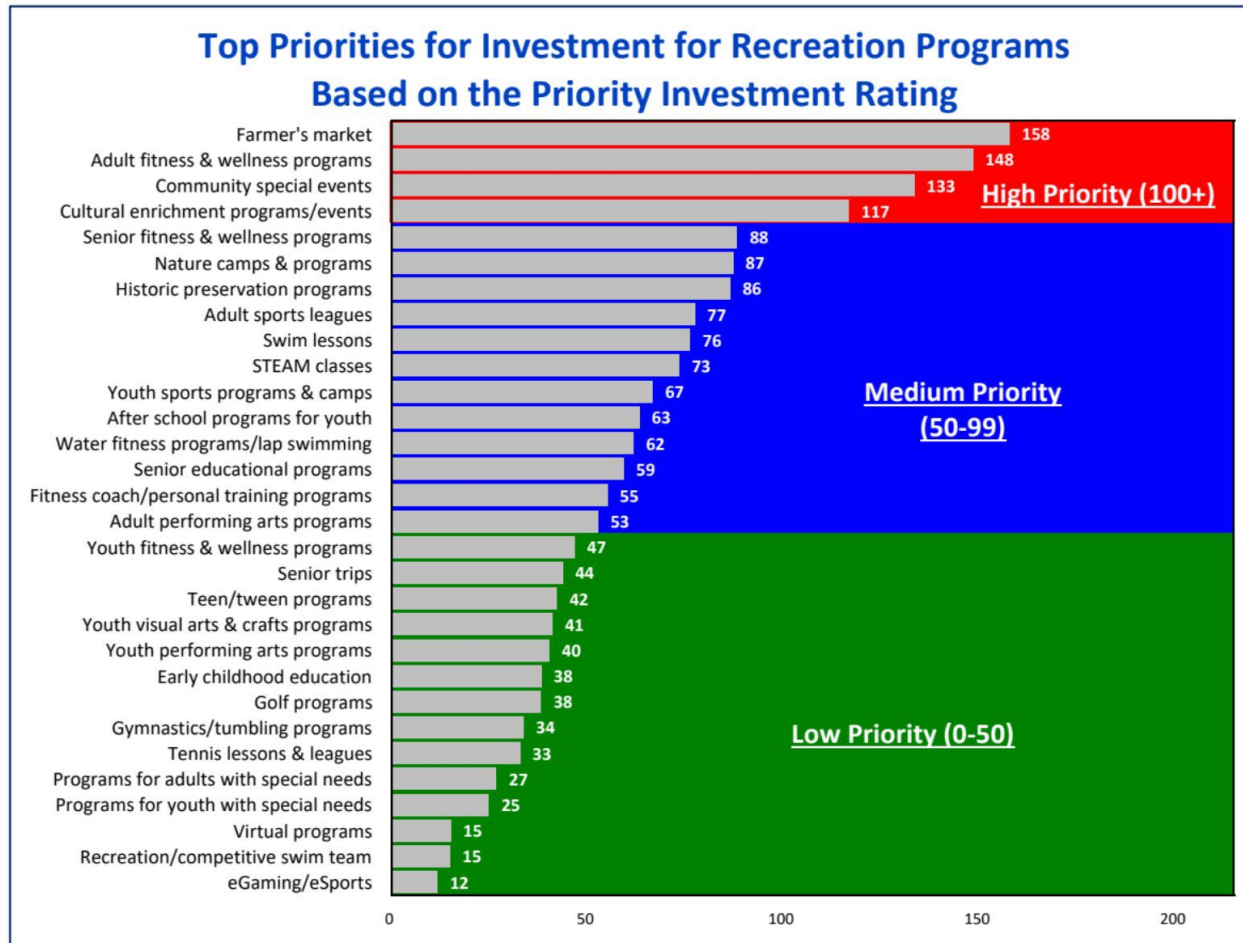


Figure 111: Priority Investment Rating - Recreation Programs



## CHAPTER SIX : VISION, MISSION, VALUES & BIG MOVES

Based on an iterative visioning process with staff and using community input, demographics & trends, and an analysis of the City's maintenance, operations, & level of service, the following Mission Statement, Vision, and Core Values were developed by staff.

### 6.1.1 MISSION

The Mission of the Oregon City Parks and Recreation Department is "To serve the community".

### 6.1.2 VISION

The Department's vision for the future is to be known as "An inclusive, sustainable, and impactful agency".

### 6.1.3 CORE VALUES

The Department's Core values:

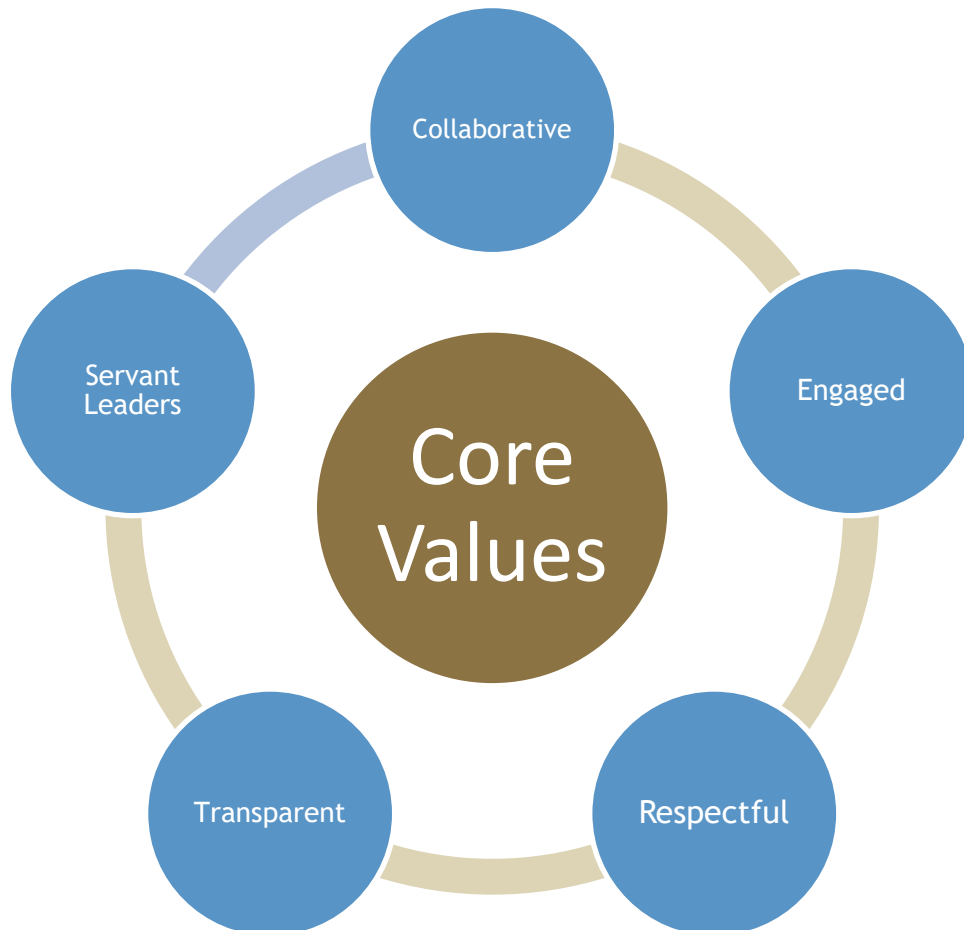


Figure 112: Department Core Values



#### 6.1.4 BIG MOVES

The staff team identified Department-wide outcomes they would aspire to achieve from this plan. These Big Moves are the most significant outcomes desired and when achieved, will serve as the legacy fulfilling the Plan's vision. The following are the five Big Moves that were identified through this process:

1. Explore earned income opportunities to enhance funding for the Department.
  - a) Park utility fees
  - b) Initiate a bond or levy campaign
  - c) Review fees and charges to reflect cost recovery goals
  - d) Grants
  - e) Advertising, sponsorship and partnership opportunities
2. Construct an all-inclusive staffing plan encompassing staffing forecast, recruitment strategies, induction processes, training programs, retention initiatives, and succession planning.
3. Formulate an exhaustive maintenance strategy which includes preventative measures, regular upkeep, and a timetable for equipment replacement.
  - a) Created Facility Division to manage all facilities and address all maintenance opportunities
4. Design a strategic plan for marketing and branding.
5. Master/Business Plan the End of Oregon Trail Interpretive Center and Mountain View Cemetery.

## CHAPTER SEVEN : CONCLUSION

In closing, the Oregon City Parks Master Plan serves not merely as an elaborate guide for park development, but as a beacon that illuminates the way forward with its core values: Collaboration, Engagement, Respect, Transparency, and Servant Leadership. These guiding principles shape an organizational culture that deeply respects the diverse voices of Oregon City's residents.

The master plan has been crafted through a highly collaborative process, incorporating meaningful feedback from community members, local organizations, and experts in the field. This wide-ranging dialogue fosters a shared sense of ownership and collective accountability, thereby embodying the essence of being Collaborative and Engaged.

With a focus on Respect, the plan champions equitable access to park facilities and recreational activities for all. It acknowledges the role of parks in advancing social unity, mental and physical health, as well as a sense of belonging among the community. Aimed at accommodating individuals across all ages, abilities, and backgrounds, the plan is devoted to inclusivity, thereby reinforcing social cohesion and connectedness.

Transparency is more than a buzzword in this master plan; it is a cornerstone. From the planning stage to decision-making to implementation, all aspects are communicated openly, including via the project website <https://www.orcityparksandplay.org/index.html>. This open communication not only builds trust but also stimulates continuous public engagement, empowering residents to be active participants in the park system's ongoing evolution.

Embodying the value of Servant Leadership, the master plan sets an exemplary standard for park management. It is a vision that is not only aspirational but also practical, as it accounts for adequate funding and resources needed for successful implementation. By staying true to these values, the plan positions Oregon City to fulfill its mission: to serve as an inclusive, sustainable, and impactful agency, committed to enriching the lives of its community.

Through adherence to these core values, the Oregon City Parks Master Plan offers more than just a strategic path; it serves as a testament to the values and aspirations that make our community strong and resilient.





## APPENDICES

# APPENDICES





## APPENDIX A: CAPITAL IMPROVEMENT PLAN

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CIP Project List  
Parks and Recreation Department

| Project                                                    | Type of Project                               | Park Type    | Rationale for Inclusion      | Timing    | Land Acquisition Cost | Development Cost | Total Cost    | % capacity        | Capacity Metric (miles, acres, facilities) | Capacity Units |
|------------------------------------------------------------|-----------------------------------------------|--------------|------------------------------|-----------|-----------------------|------------------|---------------|-------------------|--------------------------------------------|----------------|
| Clairmont Way                                              | New Park Development                          | Community    | Underserved Level of Service | 3-5 years | \$0                   | \$5,303,949      | \$5,303,949   |                   | Acres                                      | 15.97          |
| TSW - Phase 2                                              | New Park Development                          | Neighborhood | High Priority Ranking        | 1-2 years | \$0                   | \$2,749,950      | \$2,749,950   | 100%              | Acres                                      | 2.60           |
| Wesley Lynn - Phase 2                                      | New Park Development                          | Community    | Underserved Level of Service | 3-5 years | \$0                   | \$1,283,038      | \$1,732,101   | 100%              | Acres                                      | 4.27           |
| Park Place Park - Phase 2                                  | New Park Development                          | Neighborhood | Underserved Level of Service | 1-2 years | \$0                   | \$1,700,000      | \$1,700,000   | 100%              | Acres                                      | 2.05           |
| Waterboard Park New Development                            | New Park Development                          | Neighborhood | Community Values             | 5-7 years | \$0                   | \$ 1,660,598     | \$1,660,598   |                   | Acres                                      | 5.00           |
| New Pool & Recreation Center                               | Indoor Recreation / Aquatics Expansion or New |              | Underserved Level of Service |           |                       | \$ 40,000,000    | \$40,000,000  |                   | SQ FT                                      | 62,900.00      |
| Total New Park Development                                 |                                               |              |                              |           | \$ -                  | \$52,697,535     | \$53,146,599  |                   |                                            |                |
| Additional Trails (3 miles per LOS needs)                  | New Trails, Trailheads and Connectors         |              | High Priority Ranking        |           | \$2,359,500           | \$1,963,670      | \$4,323,170   | 100%              | Miles                                      | 3.00           |
| Park Place                                                 |                                               | Neighborhood |                              |           | \$5,200,000           | \$2,656,960      | \$7,856,960   | 100%              | Acres                                      | 8.00           |
| Thimble Creek                                              |                                               | Neighborhood |                              |           | \$6,500,000           | \$3,321,200      | \$9,821,200   | 100%              | Acres                                      | 10.00          |
| Meyers Road Area                                           |                                               | Neighborhood |                              |           | \$3,900,000           | \$1,992,720      | \$5,892,720   | 100%              | Acres                                      | 6.00           |
| Partlow Road Area                                          |                                               | Neighborhood |                              |           | \$3,250,000           | \$1,660,600      | \$4,910,600   | 100%              | Acres                                      | 5.00           |
| Total New Trails, Trailheads and Connectors                |                                               |              |                              |           | \$21,209,500          | \$11,595,150     | \$32,804,650  | Eligible for SDCs |                                            |                |
| Pollinator Gardens                                         | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$40,000         | \$40,000      | 0%                | \$0                                        |                |
| Abernathy Creek - Deferred Maintenance                     | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$28,509         | \$28,509      | 0%                | \$0                                        |                |
| Atkinson Park - Deferred Maintenance                       | Park Improvements                             | Neighborhood | Strategic Priorities         |           |                       | \$390,547        | \$390,547     | 75%               | \$292,910                                  |                |
| Barclay Hills Park - Deferred Maintenance                  | Park Improvements                             | Neighborhood | Strategic Priorities         |           |                       | \$59,435         | \$59,435      | 0%                | \$0                                        |                |
| Barclay Park - Deferred Maintenance                        | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$1,223          | \$1,223       | 0%                | \$0                                        |                |
| Canemah Childrens Park - Deferred Maintenance              | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$91,023         | \$91,023      | 18%               | \$16,384                                   |                |
| Chapin Park - Deferred Maintenance                         | Park Improvements                             | Community    | Strategic Priorities         |           |                       | \$477,554        | \$477,554     | 36%               | \$171,919                                  |                |
| Clackamette Cove/River Access Trail - Deferred Maintenance | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$259,334        | \$259,334     | 59%               | \$153,007                                  |                |
| DC Latourette Park - Deferred Maintenance                  | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$50,482         | \$50,482      | 0%                | \$0                                        |                |
| Hartke Park - Deferred Maintenance                         | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$159,568        | \$159,568     | 69%               | \$110,102                                  |                |
| Hazelwood Park - Deferred Maintenance                      | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$57,003         | \$57,003      | 0%                | \$0                                        |                |
| Hillendale Park - Deferred Maintenance                     | Park Improvements                             | Community    | Strategic Priorities         |           |                       | \$659,681        | \$659,681     | 75%               | \$494,761                                  |                |
| Jon Storm Park - Deferred Maintenance                      | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$183,106        | \$183,106     | 0%                | \$0                                        |                |
| Library Park - Deferred Maintenance                        | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$228,616        | \$228,616     | 75%               | \$171,462                                  |                |
| McLoughlin Promanade - Deferred Maintenance                | Park Improvements                             | Neighborhood | Strategic Priorities         |           |                       | \$872,017        | \$872,017     | 13%               | \$113,362                                  |                |
| Old Canemah Park - Deferred Maintenance                    | Park Improvements                             | Neighborhood | Strategic Priorities         |           |                       | \$235,692        | \$235,692     | 90%               | \$212,123                                  |                |
| Park Place Park - Deferred Maintenance                     | Park Improvements                             | Neighborhood | Strategic Priorities         |           |                       | \$179,236        | \$179,236     | 43%               | \$77,071                                   |                |
| Richard Bloom Tots Park - Deferred Maintenance             | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$38,833         | \$38,833      | 0%                | \$0                                        |                |
| Rivercrest Park - Deferred Maintenance                     | Park Improvements                             | Neighborhood | Strategic Priorities         |           |                       | \$203,931        | \$203,931     | 75%               | \$152,948                                  |                |
| Singer Creek Park - Deferred Maintenance                   | Park Improvements                             | Community    | Strategic Priorities         |           |                       | \$249,154        | \$249,154     | 53%               | \$132,052                                  |                |
| Sportcraft Landing - Deferred Maintenance                  | Park Improvements                             | Neighborhood | Strategic Priorities         |           |                       | \$341,940        | \$341,940     | 86%               | \$294,068                                  |                |
| Stafford Park - Deferred Maintenance                       | Park Improvements                             | Pocket       | Strategic Priorities         |           |                       | \$39,182         | \$39,182      | 76%               | \$29,778                                   |                |
| Tyrone S. Woods Memorial Park - Deferred Maintenance       | Park Improvements                             | Neighborhood | Strategic Priorities         |           |                       | \$48,918         | \$48,918      | 0%                | \$0                                        |                |
| Waterboard Park - Deferred Maintenance                     | Park Improvements                             | Community    | Strategic Priorities         |           |                       | \$1,099,810      | \$1,099,810   |                   | \$0                                        |                |
| Wesley Lynn Park - Deferred Maintenance                    | Park Improvements                             | Community    | Strategic Priorities         |           |                       | \$290,886        | \$290,886     | 0%                | \$0                                        |                |
|                                                            |                                               |              |                              |           |                       |                  |               |                   |                                            |                |
| Total Park Improvements                                    |                                               |              |                              |           | \$ -                  | \$ 6,285,680     | \$ 6,285,680  |                   | \$2,421,949                                |                |
| ADA Accessibility (multiple parks)                         | Recreation Amenities                          |              | Community Values             |           |                       | TBD              | TBD           | 100%              |                                            |                |
| Ermatinger House                                           | Recreation Amenities                          |              | Community Values             |           |                       | \$ 663,226       | \$663,226     | 0%                |                                            |                |
| Total Recreation Amenities                                 |                                               |              |                              |           | \$ -                  | \$ 663,226       | \$ 663,226    |                   |                                            |                |
| EOT Master Plan                                            | Indoor Recreation / Aquatics Expansion or New |              | Underserved Level of Service |           |                       |                  | \$250,000     |                   |                                            |                |
| ADA Transition Plan                                        | Park Improvements                             |              | Community Values             |           |                       |                  | \$250,000     |                   |                                            |                |
| Atkinson Park / Buena Vista Club Master Plan               | Park Improvements                             |              | Strategic Priorities         |           |                       |                  | \$100,000     |                   |                                            |                |
| Clairemont Way Master Plan                                 | New Park Development                          |              | Community Values             |           |                       |                  | \$100,000     |                   |                                            |                |
| Mt. View Cemetery Master Plan                              | Indoor Recreation / Aquatics Expansion or New |              | Strategic Priorities         |           |                       |                  | \$100,000     |                   |                                            |                |
| Waterboard Park Master Plan                                | New Park Development                          |              | Community Values             |           |                       |                  | \$100,000     |                   |                                            |                |
| Aquatics Master Plan                                       | Indoor Recreation / Aquatics Expansion or New |              | Underserved Level of Service |           |                       |                  | \$150,000     |                   |                                            |                |
| Parks and Recreation Master Plan Update                    | Park Improvements                             |              | Strategic Priorities         |           |                       |                  | \$275,000     |                   |                                            |                |
| Total Recreation Center Expansion or New Development       |                                               |              |                              |           |                       |                  | \$1,325,000   |                   |                                            |                |
| Clackamette Park Master Plan Implementation                | River Access / Recreation                     | Regional     | High Priority Ranking        |           |                       |                  | \$14,800,000  |                   |                                            |                |
| Park development                                           |                                               |              |                              |           |                       | \$ 11,770,000    | \$11,770,000  |                   |                                            | 2.00           |
| Boat ramp replacement                                      |                                               |              |                              |           |                       | \$ 1,500,000     | \$1,500,000   |                   |                                            |                |
| Skate Park                                                 |                                               |              |                              |           |                       | \$ 200,000       | \$200,000     |                   |                                            |                |
| Sports Court                                               |                                               |              |                              |           |                       | \$ 80,000        | \$80,000      |                   |                                            |                |
| RV Park Relocation and Development                         |                                               |              |                              |           |                       | \$ 1,250,000     | \$1,250,000   | 0%                |                                            |                |
| Total River Access / Recreation                            |                                               |              |                              |           | \$ -                  | \$ 14,800,000    | \$14,800,000  |                   |                                            |                |
| Repave Pioneer Cemetery Rd.                                | Trail Upgrades                                |              | High Priority Ranking        |           |                       | \$ 100,000       | \$100,000     | 0%                |                                            |                |
| Walking Path Repairs                                       | Trail Upgrades                                |              | High Priority Ranking        |           |                       | \$ 2,107,628     | \$2,107,628   |                   |                                            |                |
|                                                            |                                               |              |                              |           |                       |                  |               |                   |                                            |                |
| Total Trail Upgrades                                       |                                               |              |                              |           | \$ -                  | \$ 2,207,628     | \$ 2,207,628  |                   |                                            |                |
| TOTAL W/O ASPIRATIONAL GOALS                               |                                               |              |                              |           | \$ 21,209,500         | \$88,249,220     | \$111,232,783 |                   |                                            |                |
| Mountain View Cemetery                                     | Park Improvements                             | Specialty    | Strategic Priorities         |           |                       |                  | \$ 1,000,000  | 100%              |                                            |                |
| Atkinson Park / Buena Vista Club                           | Park Improvements                             | Neighborhood | Future Trends                |           |                       |                  | \$ 1,200,000  | 100%              |                                            |                |
| End of the Oregon Trail Redevelopment                      | Recreation Amenities                          | Specialty    | Future Trends                |           |                       |                  | \$ 50,000,000 |                   |                                            |                |
| Total Aspirational Upgrades                                |                                               |              |                              |           |                       |                  | \$ 52,200,000 |                   |                                            |                |
| TOTAL W/ ASPIRATIONAL GOALS                                |                                               |              |                              |           | \$21,209,500          | \$88,249,220     | \$163,432,783 |                   |                                            |                |

Cost per acre for land acquisition (based on 2024 listings in Oregon City)

Residential Zoning: \$650,000/AC

Commercial Zoning: \$871,200/AC

Industrial Zoning: \$544,500/AC

Cost per mile of Trail Development

Parker Knoll Subdivision estimated \$3.00 per s.f. for a 4" concrete path

12 foot path (1000ft long) estimated at \$65 per lineal foot fo County Building on Beaver creek

## Parks and Recreation Master Plan

## APPENDIX B - NATIONAL CORE VS CASUAL PARTICIPATORY TRENDS

### GENERAL SPORTS

| National Core vs Casual Participatory Trends - General Sports                  |                                                |      |                                  |      |                                         |      |                                               |              |
|--------------------------------------------------------------------------------|------------------------------------------------|------|----------------------------------|------|-----------------------------------------|------|-----------------------------------------------|--------------|
| Activity                                                                       | Participation Levels                           |      |                                  |      |                                         |      | % Change                                      |              |
|                                                                                | 2016                                           |      | 2020                             |      | 2021                                    |      | 5-Year Trend                                  | 1-Year Trend |
|                                                                                | #                                              | %    | #                                | %    | #                                       | %    |                                               |              |
| <b>Basketball</b>                                                              | 22,343                                         | 100% | 27,753                           | 100% | 27,135                                  | 100% | 21.4%                                         | -2.2%        |
| <i>Casual (1-12 times)</i>                                                     | 7,486                                          | 34%  | 11,962                           | 43%  | 11,019                                  | 41%  | 47.2%                                         | -7.9%        |
| <i>Core (13+ times)</i>                                                        | 14,857                                         | 66%  | 15,791                           | 57%  | 16,019                                  | 59%  | 7.8%                                          | 1.4%         |
| <b>Golf (9 or 18-Hole Course)</b>                                              | 23,815                                         | 100% | 24,804                           | 100% | 25,111                                  | 100% | 5.4%                                          | 1.2%         |
| <b>Tennis</b>                                                                  | 18,079                                         | 100% | 21,642                           | 100% | 22,617                                  | 100% | 25.1%                                         | 4.5%         |
| <b>Baseball</b>                                                                | 14,760                                         | 100% | 15,731                           | 100% | 15,587                                  | 100% | 5.6%                                          | -0.9%        |
| <i>Casual (1-12 times)</i>                                                     | 5,673                                          | 38%  | 8,089                            | 51%  | 7,392                                   | 47%  | 30.3%                                         | -8.6%        |
| <i>Core (13+ times)</i>                                                        | 9,087                                          | 62%  | 7,643                            | 49%  | 8,195                                   | 53%  | -9.8%                                         | 7.2%         |
| <b>Soccer (Outdoor)</b>                                                        | 11,932                                         | 100% | 12,444                           | 100% | 12,556                                  | 100% | 5.2%                                          | 0.9%         |
| <i>Casual (1-25 times)</i>                                                     | 6,342                                          | 53%  | 8,360                            | 67%  | 7,586                                   | 60%  | 19.6%                                         | -9.3%        |
| <i>Core (26+ times)</i>                                                        | 5,590                                          | 47%  | 4,084                            | 33%  | 4,970                                   | 40%  | -11.1%                                        | 21.7%        |
| <b>Softball (Slow Pitch)</b>                                                   | 7,690                                          | 100% | 6,349                            | 100% | 6,008                                   | 100% | -21.9%                                        | -5.4%        |
| <i>Casual (1-12 times)</i>                                                     | 3,377                                          | 44%  | 2,753                            | 43%  | 2,729                                   | 45%  | -19.2%                                        | -0.9%        |
| <i>Core (13+ times)</i>                                                        | 4,314                                          | 56%  | 3,596                            | 57%  | 3,279                                   | 55%  | -24.0%                                        | -8.8%        |
| <b>Football (Flag)</b>                                                         | 6,173                                          | 123% | 7,001                            | 121% | 6,889                                   | 123% | 11.6%                                         | -1.6%        |
| <i>Casual (1-12 times)</i>                                                     | 3,249                                          | 53%  | 4,287                            | 61%  | 4,137                                   | 60%  | 27.3%                                         | -3.5%        |
| <i>Core (13+ times)</i>                                                        | 2,924                                          | 47%  | 2,714                            | 39%  | 2,752                                   | 40%  | -5.9%                                         | 1.4%         |
| <i>Core Age 6 to 17 (13+ times)</i>                                            | 1,401                                          | 23%  | 1,446                            | 21%  | 1,574                                   | 23%  | 12.3%                                         | 8.9%         |
| <b>Volleyball (Court)</b>                                                      | 6,216                                          | 100% | 5,410                            | 100% | 5,849                                   | 100% | -5.9%                                         | 8.1%         |
| <i>Casual (1-12 times)</i>                                                     | 2,852                                          | 46%  | 2,204                            | 41%  | 2,465                                   | 42%  | -13.6%                                        | 11.8%        |
| <i>Core (13+ times)</i>                                                        | 3,364                                          | 54%  | 3,206                            | 59%  | 3,384                                   | 58%  | 0.6%                                          | 5.6%         |
| <b>Badminton</b>                                                               | 7,354                                          | 100% | 5,862                            | 100% | 6,061                                   | 100% | -17.6%                                        | 3.4%         |
| <i>Casual (1-12 times)</i>                                                     | 5,285                                          | 72%  | 4,129                            | 70%  | 4,251                                   | 70%  | -19.6%                                        | 3.0%         |
| <i>Core (13+ times)</i>                                                        | 2,069                                          | 28%  | 1,733                            | 30%  | 1,810                                   | 30%  | -12.5%                                        | 4.4%         |
| <b>Football (Touch)</b>                                                        | 5,686                                          | 100% | 4,846                            | 100% | 4,884                                   | 100% | -14.1%                                        | 0.8%         |
| <i>Casual (1-12 times)</i>                                                     | 3,304                                          | 58%  | 2,990                            | 62%  | 3,171                                   | 65%  | -4.0%                                         | 6.1%         |
| <i>Core (13+ times)</i>                                                        | 2,383                                          | 42%  | 1,856                            | 38%  | 1,713                                   | 35%  | -28.1%                                        | -7.7%        |
| <b>Soccer (Indoor)</b>                                                         | 5,117                                          | 100% | 5,440                            | 100% | 5,408                                   | 100% | 5.7%                                          | -0.6%        |
| <i>Casual (1-12 times)</i>                                                     | 2,347                                          | 46%  | 3,377                            | 62%  | 3,054                                   | 56%  | 30.1%                                         | -9.6%        |
| <i>Core (13+ times)</i>                                                        | 2,770                                          | 54%  | 2,063                            | 38%  | 2,354                                   | 44%  | -15.0%                                        | 14.1%        |
| <b>Football (Tackle)</b>                                                       | 5,481                                          | 146% | 5,054                            | 144% | 5,228                                   | 140% | -4.6%                                         | 3.4%         |
| <i>Casual (1-25 times)</i>                                                     | 2,242                                          | 41%  | 2,390                            | 47%  | 2,642                                   | 51%  | 17.8%                                         | 10.5%        |
| <i>Core (26+ times)</i>                                                        | 3,240                                          | 59%  | 2,665                            | 53%  | 2,586                                   | 49%  | -20.2%                                        | -3.0%        |
| <i>Core Age 6 to 17 (26+ times)</i>                                            | 2,543                                          | 46%  | 2,226                            | 44%  | 2,110                                   | 40%  | -17.0%                                        | -5.2%        |
| <b>Gymnastics</b>                                                              | 5,381                                          | 100% | 3,848                            | 100% | 4,268                                   | 100% | -20.7%                                        | 10.9%        |
| <i>Casual (1-49 times)</i>                                                     | 3,580                                          | 67%  | 2,438                            | 63%  | 2,787                                   | 65%  | -22.2%                                        | 14.3%        |
| <i>Core (50+ times)</i>                                                        | 1,800                                          | 33%  | 1,410                            | 37%  | 1,482                                   | 35%  | -17.7%                                        | 5.1%         |
| <b>Volleyball (Sand/Beach)</b>                                                 | 5,489                                          | 100% | 4,320                            | 100% | 4,184                                   | 100% | -23.8%                                        | -3.1%        |
| <i>Casual (1-12 times)</i>                                                     | 3,989                                          | 73%  | 3,105                            | 72%  | 2,918                                   | 70%  | -26.8%                                        | -6.0%        |
| <i>Core (13+ times)</i>                                                        | 1,500                                          | 27%  | 1,215                            | 28%  | 1,265                                   | 30%  | -15.7%                                        | 4.1%         |
| <b>Track and Field</b>                                                         | 4,116                                          | 100% | 3,636                            | 100% | 3,587                                   | 100% | -12.9%                                        | -1.3%        |
| <i>Casual (1-25 times)</i>                                                     | 1,961                                          | 48%  | 1,589                            | 44%  | 1,712                                   | 48%  | -12.7%                                        | 7.7%         |
| <i>Core (26+ times)</i>                                                        | 2,155                                          | 52%  | 2,046                            | 56%  | 1,875                                   | 52%  | -13.0%                                        | -8.4%        |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                                |      |                                  |      |                                         |      |                                               |              |
| <b>Participation Growth/Decline</b>                                            | Large Increase<br>(greater than 25%)           |      | Moderate Increase<br>(0% to 25%) |      | Moderate Decrease<br>(0% to -25%)       |      | Large Decrease<br>(less than -25%)            |              |
| <b>Core vs Casual Distribution</b>                                             | Mostly Core Participants<br>(greater than 75%) |      | More Core Participants (56-74%)  |      | Evenly Divided (45-55% Core and Casual) |      | More Casual Participants (56-74%)             |              |
|                                                                                |                                                |      |                                  |      |                                         |      | Mostly Casual Participants (greater than 75%) |              |

## GENERAL SPORTS (CONTINUED)

| National Core vs Casual Participatory Trends - General Sports                  |                                                |      |                                  |      |                                         |      |                                               |              |
|--------------------------------------------------------------------------------|------------------------------------------------|------|----------------------------------|------|-----------------------------------------|------|-----------------------------------------------|--------------|
| Activity                                                                       | Participation Levels                           |      |                                  |      |                                         |      | % Change                                      |              |
|                                                                                | 2016                                           |      | 2020                             |      | 2021                                    |      | 5-Year Trend                                  | 1-Year Trend |
|                                                                                | #                                              | %    | #                                | %    | #                                       | %    |                                               |              |
| <b>Cheerleading</b>                                                            | 4,029                                          | 100% | 3,308                            | 100% | 3,465                                   | 100% | -14.0%                                        | 4.7%         |
| <i>Casual (1-25 times)</i>                                                     | 2,365                                          | 59%  | 1,931                            | 58%  | 2,030                                   | 59%  | -14.2%                                        | 5.1%         |
| <i>Core (26+ times)</i>                                                        | 1,664                                          | 41%  | 1,377                            | 42%  | 1,435                                   | 41%  | -13.8%                                        | 4.2%         |
| <b>Pickleball</b>                                                              | 2,815                                          | 100% | 4,199                            | 100% | 4,819                                   | 100% | 71.2%                                         | 14.8%        |
| <i>Casual (1-12 times)</i>                                                     | 1,710                                          | 61%  | 2,835                            | 68%  | 3,454                                   | 72%  | 102.0%                                        | 21.8%        |
| <i>Core (13+ times)</i>                                                        | 1,106                                          | 39%  | 1,364                            | 32%  | 1,365                                   | 28%  | 23.4%                                         | 0.1%         |
| <b>Racquetball</b>                                                             | 3,579                                          | 100% | 3,426                            | 100% | 3,260                                   | 100% | -8.9%                                         | -4.8%        |
| <i>Casual (1-12 times)</i>                                                     | 2,488                                          | 70%  | 2,476                            | 72%  | 2,270                                   | 70%  | -8.8%                                         | -8.3%        |
| <i>Core (13+ times)</i>                                                        | 1,092                                          | 31%  | 950                              | 28%  | 990                                     | 30%  | -9.3%                                         | 4.2%         |
| <b>Ice Hockey</b>                                                              | 2,697                                          | 100% | 2,270                            | 100% | 2,306                                   | 100% | -14.5%                                        | 1.6%         |
| <i>Casual (1-12 times)</i>                                                     | 1,353                                          | 50%  | 1,165                            | 51%  | 1,206                                   | 52%  | -10.9%                                        | 3.5%         |
| <i>Core (13+ times)</i>                                                        | 1,344                                          | 50%  | 1,105                            | 49%  | 1,101                                   | 48%  | -18.1%                                        | -0.4%        |
| <b>Ultimate Frisbee</b>                                                        | 3,673                                          | 100% | 2,325                            | 100% | 2,190                                   | 100% | -40.4%                                        | -5.8%        |
| <i>Casual (1-12 times)</i>                                                     | 2,746                                          | 75%  | 1,476                            | 63%  | 1,441                                   | 66%  | -47.5%                                        | -2.4%        |
| <i>Core (13+ times)</i>                                                        | 927                                            | 25%  | 849                              | 37%  | 749                                     | 34%  | -19.2%                                        | -11.8%       |
| <b>Softball (Fast Pitch)</b>                                                   | 2,467                                          | 100% | 1,811                            | 100% | 2,088                                   | 100% | -15.4%                                        | 15.3%        |
| <i>Casual (1-25 times)</i>                                                     | 1,198                                          | 49%  | 650                              | 36%  | 934                                     | 45%  | -22.0%                                        | 43.7%        |
| <i>Core (26+ times)</i>                                                        | 1,269                                          | 51%  | 1,162                            | 64%  | 1,154                                   | 55%  | -9.1%                                         | -0.7%        |
| <b>Lacrosse</b>                                                                | 2,090                                          | 100% | 1,884                            | 100% | 1,892                                   | 100% | -9.5%                                         | 0.4%         |
| <i>Casual (1-12 times)</i>                                                     | 1,153                                          | 55%  | 902                              | 48%  | 1,009                                   | 53%  | -12.5%                                        | 11.9%        |
| <i>Core (13+ times)</i>                                                        | 938                                            | 45%  | 982                              | 52%  | 883                                     | 47%  | -5.9%                                         | -10.1%       |
| <b>Wrestling</b>                                                               | 1,922                                          | 100% | 1,931                            | 100% | 1,937                                   | 100% | 0.8%                                          | 0.3%         |
| <i>Casual (1-25 times)</i>                                                     | 1,139                                          | 59%  | 1,239                            | 64%  | 1,290                                   | 67%  | 13.3%                                         | 4.1%         |
| <i>Core (26+ times)</i>                                                        | 782                                            | 41%  | 692                              | 36%  | 647                                     | 33%  | -17.3%                                        | -6.5%        |
| <b>Roller Hockey</b>                                                           | 1,929                                          | 100% | 1,500                            | 100% | 1,425                                   | 100% | -26.1%                                        | -5.0%        |
| <i>Casual (1-12 times)</i>                                                     | 1,438                                          | 75%  | 1,129                            | 75%  | 1,088                                   | 76%  | -24.3%                                        | -3.6%        |
| <i>Core (13+ times)</i>                                                        | 491                                            | 25%  | 371                              | 25%  | 337                                     | 24%  | -31.4%                                        | -9.2%        |
| <b>Boxing for Competition</b>                                                  | 1,210                                          | 100% | 1,361                            | 100% | 1,460                                   | 100% | 20.7%                                         | 7.3%         |
| <i>Casual (1-12 times)</i>                                                     | 1,035                                          | 86%  | 1,214                            | 89%  | 1,262                                   | 86%  | 21.9%                                         | 4.0%         |
| <i>Core (13+ times)</i>                                                        | 176                                            | 15%  | 147                              | 11%  | 199                                     | 14%  | 13.1%                                         | 35.4%        |
| <b>Rugby</b>                                                                   | 1,550                                          | 100% | 1,242                            | 100% | 1,238                                   | 100% | -20.1%                                        | -0.3%        |
| <i>Casual (1-7 times)</i>                                                      | 1,090                                          | 70%  | 807                              | 65%  | 778                                     | 63%  | -28.6%                                        | -3.6%        |
| <i>Core (8+ times)</i>                                                         | 460                                            | 30%  | 435                              | 35%  | 460                                     | 37%  | 0.0%                                          | 5.7%         |
| <b>Squash</b>                                                                  | 1,549                                          | 100% | 1,163                            | 100% | 1,185                                   | 100% | -23.5%                                        | 1.9%         |
| <i>Casual (1-7 times)</i>                                                      | 1,111                                          | 72%  | 669                              | 58%  | 720                                     | 61%  | -35.2%                                        | 7.6%         |
| <i>Core (8+ times)</i>                                                         | 437                                            | 28%  | 495                              | 43%  | 466                                     | 39%  | 6.6%                                          | -5.9%        |
| <b>Golf (Entertainment Venue)</b>                                              | 8,173                                          | 100% | 12,057                           | 100% | 12,362                                  | 100% | 51.3%                                         | 2.5%         |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                                |      |                                  |      |                                         |      |                                               |              |
| <b>Participation Growth/Decline</b>                                            | Large Increase<br>(greater than 25%)           |      | Moderate Increase<br>(0% to 25%) |      | Moderate Decrease<br>(0% to -25%)       |      | Large Decrease<br>(less than -25%)            |              |
| <b>Core vs Casual Distribution</b>                                             | Mostly Core Participants<br>(greater than 75%) |      | More Core Participants (56-74%)  |      | Evenly Divided (45-55% Core and Casual) |      | More Casual Participants (56-74%)             |              |
|                                                                                |                                                |      |                                  |      |                                         |      | Mostly Casual Participants (greater than 75%) |              |



## Parks and Recreation Master Plan

## GENERAL FITNESS

| National Core vs Casual Participatory Trends - General Fitness                 |                                                |      |                                  |      |                                         |      |                                    |              |
|--------------------------------------------------------------------------------|------------------------------------------------|------|----------------------------------|------|-----------------------------------------|------|------------------------------------|--------------|
| Activity                                                                       | Participation Levels                           |      |                                  |      |                                         |      | % Change                           |              |
|                                                                                | 2016                                           |      | 2020                             |      | 2021                                    |      | 5-Year Trend                       | 1-Year Trend |
|                                                                                | #                                              | %    | #                                | %    | #                                       | %    |                                    |              |
| <b>Fitness Walking</b>                                                         | 107,895                                        | 100% | 114,044                          | 100% | 115,814                                 | 100% | 7.3%                               | 1.6%         |
| <i>Casual (1-49 times)</i>                                                     | 34,535                                         | 32%  | 34,742                           | 30%  | 39,036                                  | 34%  | 13.0%                              | 12.4%        |
| <i>Core (50+ times)</i>                                                        | 73,359                                         | 68%  | 79,302                           | 70%  | 76,778                                  | 66%  | 4.7%                               | -3.2%        |
| <b>Treadmill</b>                                                               | 51,872                                         | 100% | 49,832                           | 100% | 53,627                                  | 100% | 3.4%                               | 7.6%         |
| <i>Casual (1-49 times)</i>                                                     | 23,490                                         | 45%  | 19,549                           | 39%  | 25,353                                  | 47%  | 7.9%                               | 29.7%        |
| <i>Core (50+ times)</i>                                                        | 28,381                                         | 55%  | 30,283                           | 61%  | 28,276                                  | 53%  | -0.4%                              | -6.6%        |
| <b>Free Weights (Dumbbells/Hand Weights)</b>                                   | 51,513                                         | 100% | 53,256                           | 100% | 52,636                                  | 100% | 2.2%                               | -1.2%        |
| <i>Casual (1-49 times)</i>                                                     | 18,245                                         | 35%  | 20,070                           | 38%  | 21,560                                  | 41%  | 18.2%                              | 7.4%         |
| <i>Core (50+ times)</i>                                                        | 33,268                                         | 65%  | 33,186                           | 62%  | 31,076                                  | 59%  | -6.6%                              | -6.4%        |
| <b>Running/Jogging</b>                                                         | 47,384                                         | 100% | 50,652                           | 100% | 48,977                                  | 100% | 3.4%                               | -3.3%        |
| <i>Casual (1-49 times)</i>                                                     | 21,764                                         | 46%  | 24,438                           | 48%  | 23,441                                  | 48%  | 7.7%                               | -4.1%        |
| <i>Core (50+ times)</i>                                                        | 25,621                                         | 54%  | 26,214                           | 52%  | 25,537                                  | 52%  | -0.3%                              | -2.6%        |
| <b>Stationary Cycling (Recumbent/Upright)</b>                                  | 36,118                                         | 100% | 31,287                           | 100% | 32,453                                  | 100% | -10.1%                             | 3.7%         |
| <i>Casual (1-49 times)</i>                                                     | 18,240                                         | 51%  | 13,249                           | 42%  | 15,124                                  | 47%  | -17.1%                             | 14.2%        |
| <i>Core (50+ times)</i>                                                        | 17,878                                         | 49%  | 18,038                           | 58%  | 17,330                                  | 53%  | -3.1%                              | -3.9%        |
| <b>Weight/Resistant Machines</b>                                               | 35,768                                         | 100% | 30,651                           | 100% | 30,577                                  | 100% | -14.5%                             | -0.2%        |
| <i>Casual (1-49 times)</i>                                                     | 14,346                                         | 40%  | 10,940                           | 36%  | 11,954                                  | 39%  | -16.7%                             | 9.3%         |
| <i>Core (50+ times)</i>                                                        | 21,422                                         | 60%  | 19,711                           | 64%  | 18,624                                  | 61%  | -13.1%                             | -5.5%        |
| <b>Elliptical Motion/Cross Trainer</b>                                         | 32,218                                         | 100% | 27,920                           | 100% | 27,618                                  | 100% | -14.3%                             | -1.1%        |
| <i>Casual (1-49 times)</i>                                                     | 15,687                                         | 49%  | 14,403                           | 52%  | 14,156                                  | 51%  | -9.8%                              | -1.7%        |
| <i>Core (50+ times)</i>                                                        | 16,532                                         | 51%  | 13,517                           | 48%  | 13,461                                  | 49%  | -18.6%                             | -0.4%        |
| <b>Yoga</b>                                                                    | 26,268                                         | 100% | 32,808                           | 102% | 34,347                                  | 100% | 30.8%                              | 4.7%         |
| <i>Casual (1-49 times)</i>                                                     | 15,486                                         | 59%  | 19,953                           | 61%  | 20,110                                  | 59%  | 29.9%                              | 0.8%         |
| <i>Core (50+ times)</i>                                                        | 10,782                                         | 41%  | 13,471                           | 41%  | 14,237                                  | 41%  | 32.0%                              | 5.7%         |
| <b>Free Weights (Barbells)</b>                                                 | 26,473                                         | 100% | 28,790                           | 100% | 28,243                                  | 100% | 6.7%                               | -1.9%        |
| <i>Casual (1-49 times)</i>                                                     | 10,344                                         | 39%  | 13,428                           | 47%  | 12,649                                  | 45%  | 22.3%                              | -5.8%        |
| <i>Core (50+ times)</i>                                                        | 16,129                                         | 61%  | 15,363                           | 53%  | 15,595                                  | 55%  | -3.3%                              | 1.5%         |
| <b>Dance, Step, Choreographed Exercise</b>                                     | 21,839                                         | 100% | 25,160                           | 100% | 24,752                                  | 100% | 13.3%                              | -1.6%        |
| <i>Casual (1-49 times)</i>                                                     | 14,158                                         | 65%  | 16,652                           | 66%  | 16,622                                  | 67%  | 17.4%                              | -0.2%        |
| <i>Core (50+ times)</i>                                                        | 7,681                                          | 35%  | 8,507                            | 34%  | 8,130                                   | 33%  | 5.8%                               | -4.4%        |
| <b>Bodyweight Exercise</b>                                                     | 25,110                                         | 100% | 22,845                           | 100% | 22,629                                  | 100% | -9.9%                              | -0.9%        |
| <i>Casual (1-49 times)</i>                                                     | 9,763                                          | 39%  | 9,581                            | 42%  | 9,915                                   | 44%  | 1.6%                               | 3.5%         |
| <i>Core (50+ times)</i>                                                        | 15,347                                         | 61%  | 13,264                           | 58%  | 12,714                                  | 56%  | -17.2%                             | -4.1%        |
| <b>Aerobics (High Impact/ Intensity Training)</b>                              | 10,575                                         | 100% | 10,954                           | 100% | 10,400                                  | 100% | -1.7%                              | -5.1%        |
| <i>Casual (1-49 times)</i>                                                     | 7,135                                          | 67%  | 8,331                            | 76%  | 8,347                                   | 80%  | 17.0%                              | 0.2%         |
| <i>Core (50+ times)</i>                                                        | 3,440                                          | 33%  | 2,623                            | 24%  | 2,053                                   | 20%  | -40.3%                             | -21.7%       |
| <b>Stair Climbing Machine</b>                                                  | 15,079                                         | 100% | 11,261                           | 100% | 11,786                                  | 100% | -21.8%                             | 4.7%         |
| <i>Casual (1-49 times)</i>                                                     | 9,332                                          | 62%  | 6,339                            | 56%  | 7,332                                   | 62%  | -21.4%                             | 15.7%        |
| <i>Core (50+ times)</i>                                                        | 5,747                                          | 38%  | 4,922                            | 44%  | 4,453                                   | 38%  | -22.5%                             | -9.5%        |
| <b>Cross-Training Style Workout</b>                                            | 12,914                                         | 100% | 9,179                            | 100% | 9,764                                   | 100% | -24.4%                             | 6.4%         |
| <i>Casual (1-49 times)</i>                                                     | 6,430                                          | 50%  | 3,476                            | 38%  | 4,179                                   | 43%  | -35.0%                             | 20.2%        |
| <i>Core (50+ times)</i>                                                        | 6,483                                          | 50%  | 5,704                            | 62%  | 5,585                                   | 57%  | -13.9%                             | -2.1%        |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                                |      |                                  |      |                                         |      |                                    |              |
| <b>Participation Growth/Decline</b>                                            | Large Increase<br>(greater than 25%)           |      | Moderate Increase<br>(0% to 25%) |      | Moderate Decrease<br>(0% to -25%)       |      | Large Decrease<br>(less than -25%) |              |
| <b>Core vs Casual Distribution</b>                                             | Mostly Core Participants<br>(greater than 75%) |      | More Core Participants (56-74%)  |      | Evenly Divided (45-55% Core and Casual) |      | More Casual Participants (56-74%)  |              |

Figure 20: General Fitness Appendix

## GENERAL FITNESS (CONTINUED)

| National Core vs Casual Participatory Trends - General Fitness                 |                                                |      |                                  |      |                                         |      |                                    |              |
|--------------------------------------------------------------------------------|------------------------------------------------|------|----------------------------------|------|-----------------------------------------|------|------------------------------------|--------------|
| Activity                                                                       | Participation Levels                           |      |                                  |      |                                         |      | % Change                           |              |
|                                                                                | 2016                                           |      | 2020                             |      | 2021                                    |      | 5-Year Trend                       | 1-Year Trend |
|                                                                                | #                                              | %    | #                                | %    | #                                       | %    |                                    |              |
| Trail Running                                                                  | 8,582                                          | 100% | 11,854                           | 100% | 12,520                                  | 100% | 45.9%                              | 5.6%         |
| Stationary Cycling (Group)                                                     | 8,937                                          | 100% | 6,054                            | 100% | 5,939                                   | 100% | -33.5%                             | -1.9%        |
| <i>Casual (1-49 times)</i>                                                     | 5,751                                          | 64%  | 3,134                            | 52%  | 3,134                                   | 53%  | -45.5%                             | 0.0%         |
| <i>Core (50+ times)</i>                                                        | 3,186                                          | 36%  | 2,920                            | 48%  | 2,805                                   | 47%  | -12.0%                             | -3.9%        |
| Pilates Training                                                               | 8,893                                          | 100% | 9,905                            | 100% | 9,745                                   | 100% | 9.6%                               | -1.6%        |
| <i>Casual (1-49 times)</i>                                                     | 5,525                                          | 62%  | 6,668                            | 67%  | 6,611                                   | 68%  | 19.7%                              | -0.9%        |
| <i>Core (50+ times)</i>                                                        | 3,367                                          | 38%  | 3,237                            | 33%  | 3,133                                   | 32%  | -6.9%                              | -3.2%        |
| Cardio Kickboxing                                                              | 6,899                                          | 100% | 5,295                            | 100% | 5,099                                   | 100% | -26.1%                             | -3.7%        |
| <i>Casual (1-49 times)</i>                                                     | 4,760                                          | 69%  | 3,438                            | 65%  | 3,328                                   | 65%  | -30.1%                             | -3.2%        |
| <i>Core (50+ times)</i>                                                        | 2,139                                          | 31%  | 1,857                            | 35%  | 1,771                                   | 35%  | -17.2%                             | -4.6%        |
| Boot Camp Style Training                                                       | 6,583                                          | 100% | 4,969                            | 100% | 5,169                                   | 100% | -21.5%                             | 4.0%         |
| <i>Casual (1-49 times)</i>                                                     | 4,484                                          | 68%  | 3,204                            | 64%  | 3,461                                   | 67%  | -22.8%                             | 8.0%         |
| <i>Core (50+ times)</i>                                                        | 2,099                                          | 32%  | 1,765                            | 36%  | 1,709                                   | 33%  | -18.6%                             | -3.2%        |
| Martial Arts                                                                   | 5,745                                          | 100% | 6,064                            | 100% | 6,186                                   | 100% | 7.7%                               | 2.0%         |
| <i>Casual (1-12 times)</i>                                                     | 1,964                                          | 34%  | 2,679                            | 44%  | 2,728                                   | 44%  | 38.9%                              | 1.8%         |
| <i>Core (13+ times)</i>                                                        | 3,780                                          | 66%  | 3,385                            | 56%  | 3,458                                   | 56%  | -8.5%                              | 2.2%         |
| Boxing for Fitness                                                             | 5,175                                          | 100% | 5,230                            | 100% | 5,237                                   | 100% | 1.2%                               | 0.1%         |
| <i>Casual (1-12 times)</i>                                                     | 2,678                                          | 52%  | 2,962                            | 57%  | 2,985                                   | 57%  | 11.5%                              | 0.8%         |
| <i>Core (13+ times)</i>                                                        | 2,496                                          | 48%  | 2,268                            | 43%  | 2,252                                   | 43%  | -9.8%                              | -0.7%        |
| Tai Chi                                                                        | 3,706                                          | 100% | 3,300                            | 100% | 3,393                                   | 100% | -8.4%                              | 2.8%         |
| <i>Casual (1-49 times)</i>                                                     | 2,245                                          | 61%  | 1,858                            | 56%  | 2,001                                   | 59%  | -10.9%                             | 7.7%         |
| <i>Core (50+ times)</i>                                                        | 1,461                                          | 39%  | 1,442                            | 44%  | 1,393                                   | 41%  | -4.7%                              | -3.4%        |
| Barre                                                                          | 3,329                                          | 100% | 3,579                            | 100% | 3,659                                   | 100% | 9.9%                               | 2.2%         |
| <i>Casual (1-49 times)</i>                                                     | 2,636                                          | 79%  | 2,721                            | 76%  | 2,822                                   | 77%  | 7.1%                               | 3.7%         |
| <i>Core (50+ times)</i>                                                        | 693                                            | 21%  | 858                              | 24%  | 837                                     | 23%  | 20.8%                              | -2.4%        |
| Triathlon (Traditional/Road)                                                   | 2,374                                          | 100% | 1,846                            | 100% | 1,748                                   | 100% | -26.4%                             | -5.3%        |
| Triathlon (Non-Traditional/Off Road)                                           | 1,705                                          | 100% | 1,363                            | 100% | 1,304                                   | 100% | -23.5%                             | -4.3%        |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                                |      |                                  |      |                                         |      |                                    |              |
| Participation Growth/Decline                                                   | Large Increase<br>(greater than 25%)           |      | Moderate Increase<br>(0% to 25%) |      | Moderate Decrease<br>(0% to -25%)       |      | Large Decrease<br>(less than -25%) |              |
| Core vs Casual Distribution                                                    | Mostly Core Participants<br>(greater than 75%) |      | More Core Participants (56-74%)  |      | Evenly Divided (45-55% Core and Casual) |      | More Casual Participants (56-74%)  |              |

## Parks and Recreation Master Plan

## OUTDOOR/ADVENTURE RECREATION

| National Core vs Casual Participatory Trends - Outdoor / Adventure Recreation  |                                                |      |                                  |      |                                         |      |                                    |              |
|--------------------------------------------------------------------------------|------------------------------------------------|------|----------------------------------|------|-----------------------------------------|------|------------------------------------|--------------|
| Activity                                                                       | Participation Levels                           |      |                                  |      |                                         |      | % Change                           |              |
|                                                                                | 2016                                           |      | 2020                             |      | 2021                                    |      | 5-Year Trend                       | 1-Year Trend |
|                                                                                | #                                              | %    | #                                | %    | #                                       | %    |                                    |              |
| Hiking (Day)                                                                   | 42,128                                         | 100% | 57,808                           | 100% | 58,697                                  | 100% | 39.3%                              | 1.5%         |
| Bicycling (Road)                                                               | 38,365                                         | 100% | 44,471                           | 100% | 42,775                                  | 100% | 11.5%                              | -3.8%        |
| <i>Casual (1-25 times)</i>                                                     | 19,244                                         | 50%  | 23,720                           | 53%  | 22,280                                  | 52%  | 15.8%                              | -6.1%        |
| <i>Core (26+ times)</i>                                                        | 19,121                                         | 50%  | 20,751                           | 47%  | 20,495                                  | 48%  | 7.2%                               | -1.2%        |
| Fishing (Freshwater)                                                           | 38,121                                         | 100% | 42,556                           | 100% | 40,853                                  | 100% | 7.2%                               | -4.0%        |
| <i>Casual (1-7 times)</i>                                                      | 20,308                                         | 53%  | 24,309                           | 57%  | 22,451                                  | 55%  | 10.6%                              | -7.6%        |
| <i>Core (8+ times)</i>                                                         | 17,813                                         | 47%  | 18,247                           | 43%  | 18,403                                  | 45%  | 3.3%                               | 0.9%         |
| Camping (< 1/4 Mile of Vehicle/Home)                                           | 26,467                                         | 100% | 36,082                           | 100% | 35,985                                  | 100% | 36.0%                              | -0.3%        |
| Camping (Recreational Vehicle)                                                 | 15,855                                         | 100% | 17,825                           | 100% | 16,371                                  | 100% | 3.3%                               | -8.2%        |
| <i>Casual (1-7 times)</i>                                                      | 8,719                                          | 55%  | 11,281                           | 63%  | 9,688                                   | 59%  | 11.1%                              | -14.1%       |
| <i>Core (8+ times)</i>                                                         | 7,136                                          | 45%  | 6,544                            | 37%  | 6,683                                   | 41%  | -6.3%                              | 2.1%         |
| Fishing (Saltwater)                                                            | 12,266                                         | 100% | 14,527                           | 100% | 13,790                                  | 100% | 12.4%                              | -5.1%        |
| <i>Casual (1-7 times)</i>                                                      | 7,198                                          | 59%  | 9,109                            | 63%  | 8,543                                   | 62%  | 18.7%                              | -6.2%        |
| <i>Core (8+ times)</i>                                                         | 5,068                                          | 41%  | 5,418                            | 37%  | 5,246                                   | 38%  | 3.5%                               | -3.2%        |
| Birdwatching (> 1/4 mile of Vehicle/Home)                                      | 11,589                                         | 100% | 15,228                           | 100% | 14,815                                  | 100% | 27.8%                              | -2.7%        |
| Backpacking Overnight                                                          | 10,151                                         | 100% | 10,746                           | 100% | 10,306                                  | 100% | 1.5%                               | -4.1%        |
| Bicycling (Mountain)                                                           | 8,615                                          | 100% | 8,998                            | 100% | 8,693                                   | 100% | 0.9%                               | -3.4%        |
| <i>Casual (1-12 times)</i>                                                     | 4,273                                          | 50%  | 4,803                            | 53%  | 4,517                                   | 52%  | 5.7%                               | -6.0%        |
| <i>Core (13+ times)</i>                                                        | 4,342                                          | 50%  | 4,194                            | 47%  | 4,176                                   | 48%  | -3.8%                              | -0.4%        |
| Archery                                                                        | 7,903                                          | 100% | 7,249                            | 100% | 7,342                                   | 100% | -7.1%                              | 1.3%         |
| <i>Casual (1-25 times)</i>                                                     | 6,650                                          | 84%  | 6,102                            | 84%  | 6,054                                   | 82%  | -9.0%                              | -0.8%        |
| <i>Core (26+ times)</i>                                                        | 1,253                                          | 16%  | 1,147                            | 16%  | 1,288                                   | 18%  | 2.8%                               | 12.3%        |
| Fishing (Fly)                                                                  | 6,456                                          | 100% | 7,753                            | 100% | 7,458                                   | 100% | 15.5%                              | -3.8%        |
| <i>Casual (1-7 times)</i>                                                      | 4,183                                          | 65%  | 5,020                            | 65%  | 4,762                                   | 64%  | 13.8%                              | -5.1%        |
| <i>Core (8+ times)</i>                                                         | 2,273                                          | 35%  | 2,733                            | 35%  | 2,696                                   | 36%  | 18.6%                              | -1.4%        |
| Skateboarding                                                                  | 6,442                                          | 100% | 8,872                            | 100% | 8,747                                   | 100% | 35.8%                              | -1.4%        |
| <i>Casual (1-25 times)</i>                                                     | 3,955                                          | 61%  | 6,315                            | 71%  | 6,181                                   | 71%  | 56.3%                              | -2.1%        |
| <i>Core (26+ times)</i>                                                        | 2,487                                          | 39%  | 2,557                            | 29%  | 2,566                                   | 29%  | 3.2%                               | 0.4%         |
| Climbing (Indoor)                                                              | -                                              | n/a  | 5,535                            | 100% | 5,684                                   | 100% | n/a                                | 2.7%         |
| Roller Skating (In-Line)                                                       | 5,381                                          | 100% | 4,892                            | 100% | 4,940                                   | 100% | -8.2%                              | 1.0%         |
| <i>Casual (1-12 times)</i>                                                     | 3,861                                          | 72%  | 3,466                            | 71%  | 3,525                                   | 71%  | -8.7%                              | 1.7%         |
| <i>Core (13+ times)</i>                                                        | 1,520                                          | 28%  | 1,425                            | 29%  | 1,415                                   | 29%  | -6.9%                              | -0.7%        |
| Bicycling (BMX)                                                                | 3,104                                          | 100% | 3,880                            | 100% | 3,861                                   | 100% | 24.4%                              | -0.5%        |
| <i>Casual (1-12 times)</i>                                                     | 1,760                                          | 57%  | 2,532                            | 65%  | 2,466                                   | 64%  | 40.1%                              | -2.6%        |
| <i>Core (13+ times)</i>                                                        | 1,344                                          | 43%  | 1,348                            | 35%  | 1,396                                   | 36%  | 3.9%                               | 3.6%         |
| Climbing (Traditional/Ice/Mountaineering)                                      | 2,790                                          | 100% | 2,456                            | 100% | 2,374                                   | 100% | -14.9%                             | -3.3%        |
| Climbing (Sport/Boulder)                                                       | -                                              | n/a  | 2,290                            | 100% | 2,301                                   | 100% | n/a                                | 0.5%         |
| Adventure Racing                                                               | 2,999                                          | 100% | 1,966                            | 100% | 1,826                                   | 100% | -39.1%                             | -7.1%        |
| <i>Casual (1 times)</i>                                                        | 1,081                                          | 36%  | 328                              | 17%  | 312                                     | 17%  | -71.1%                             | -4.9%        |
| <i>Core (2+ times)</i>                                                         | 1,918                                          | 64%  | 1,638                            | 83%  | 1,514                                   | 83%  | -21.1%                             | -7.6%        |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                                |      |                                  |      |                                         |      |                                    |              |
| Participation Growth/Decline                                                   | Large Increase<br>(greater than 25%)           |      | Moderate Increase<br>(0% to 25%) |      | Moderate Decrease<br>(0% to -25%)       |      | Large Decrease<br>(less than -25%) |              |
| Core vs Casual Distribution                                                    | Mostly Core Participants<br>(greater than 75%) |      | More Core Participants (56-74%)  |      | Evenly Divided (45-55% Core and Casual) |      | More Casual Participants (56-74%)  |              |

## AQUATICS

| National Core vs Casual Participatory Trends - Aquatics                        |                                                |      |                                  |      |                                         |      |                                    |              |
|--------------------------------------------------------------------------------|------------------------------------------------|------|----------------------------------|------|-----------------------------------------|------|------------------------------------|--------------|
| Activity                                                                       | Participation Levels                           |      |                                  |      |                                         |      | % Change                           |              |
|                                                                                | 2016                                           |      | 2020                             |      | 2021                                    |      | 5-Year Trend                       | 1-Year Trend |
|                                                                                | #                                              | %    | #                                | %    | #                                       | %    |                                    |              |
| <b>Swimming (Fitness)</b>                                                      | 26,601                                         | 100% | 25,666                           | 100% | 25,620                                  | 100% | -3.7%                              | -0.2%        |
| <i>Casual (1-49 times)</i>                                                     | 17,781                                         | 67%  | 17,987                           | 70%  | 17,598                                  | 69%  | -1.0%                              | -2.2%        |
| <i>Core (50+ times)</i>                                                        | 8,820                                          | 33%  | 7,680                            | 30%  | 8,022                                   | 31%  | -9.0%                              | 4.5%         |
| <b>Aquatic Exercise</b>                                                        | 10,575                                         | 100% | 10,954                           | 100% | 10,400                                  | 100% | -1.7%                              | -5.1%        |
| <i>Casual (1-49 times)</i>                                                     | 7,135                                          | 67%  | 8,331                            | 76%  | 8,347                                   | 80%  | 17.0%                              | 0.2%         |
| <i>Core (50+ times)</i>                                                        | 3,440                                          | 33%  | 2,623                            | 24%  | 2,053                                   | 20%  | -40.3%                             | -21.7%       |
| <b>Swimming (Competition)</b>                                                  | 3,369                                          | 100% | 2,615                            | 100% | 2,824                                   | 100% | -16.2%                             | 8.0%         |
| <i>Casual (1-49 times)</i>                                                     | 1,881                                          | 56%  | 1,524                            | 58%  | 1,708                                   | 60%  | -9.2%                              | 12.1%        |
| <i>Core (50+ times)</i>                                                        | 1,488                                          | 44%  | 1,091                            | 42%  | 1,116                                   | 40%  | -25.0%                             | 2.3%         |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                                |      |                                  |      |                                         |      |                                    |              |
| <b>Participation Growth/Decline</b>                                            | Large Increase<br>(greater than 25%)           |      | Moderate Increase<br>(0% to 25%) |      | Moderate Decrease<br>(0% to -25%)       |      | Large Decrease<br>(less than -25%) |              |
| <b>Core vs Casual Distribution</b>                                             | Mostly Core Participants<br>(greater than 75%) |      | More Core Participants (56-74%)  |      | Evenly Divided (45-55% Core and Casual) |      | More Casual Participants (56-74%)  |              |



## Parks and Recreation Master Plan

## WATER SPORTS/ACTIVITIES

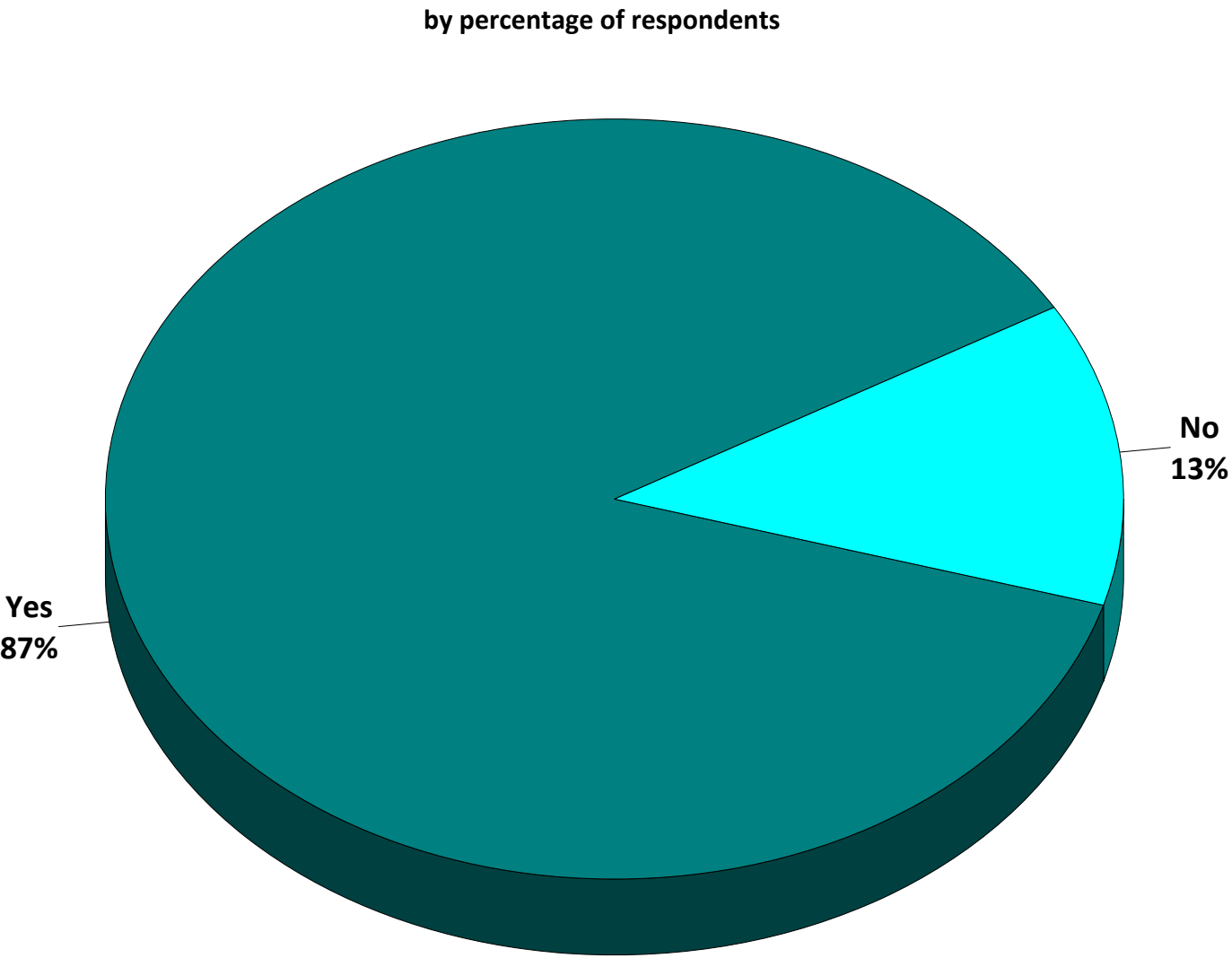
| National Core vs Casual Participatory Trends - Water Sports / Activities       |                                                |      |                                  |      |                                         |      |                                                  |              |
|--------------------------------------------------------------------------------|------------------------------------------------|------|----------------------------------|------|-----------------------------------------|------|--------------------------------------------------|--------------|
| Activity                                                                       | Participation Levels                           |      |                                  |      |                                         |      | % Change                                         |              |
|                                                                                | 2016                                           |      | 2020                             |      | 2021                                    |      | 5-Year Trend                                     | 1-Year Trend |
|                                                                                | #                                              | %    | #                                | %    | #                                       | %    |                                                  |              |
| Kayaking (Recreational)                                                        | 10,017                                         | 100% | 13,002                           | 100% | 13,351                                  | 100% | 33.3%                                            | 2.7%         |
| Canoeing                                                                       | 10,046                                         | 100% | 9,595                            | 100% | 9,199                                   | 100% | -8.4%                                            | -4.1%        |
| Snorkeling                                                                     | 8,717                                          | 100% | 7,729                            | 100% | 7,316                                   | 100% | -16.1%                                           | -5.3%        |
| <i>Casual (1-7 times)</i>                                                      | 6,945                                          | 80%  | 6,374                            | 82%  | 5,989                                   | 82%  | -13.8%                                           | -6.0%        |
| <i>Core(8+ times)</i>                                                          | 1,773                                          | 20%  | 1,355                            | 18%  | 1,326                                   | 18%  | -25.2%                                           | -2.1%        |
| Jet Skiing                                                                     | 5,783                                          | 100% | 4,900                            | 100% | 5,062                                   | 100% | -12.5%                                           | 3.3%         |
| <i>Casual (1-7 times)</i>                                                      | 4,143                                          | 72%  | 3,783                            | 77%  | 3,780                                   | 75%  | -8.8%                                            | -0.1%        |
| <i>Core(8+ times)</i>                                                          | 1,640                                          | 28%  | 1,116                            | 23%  | 1,281                                   | 25%  | -21.9%                                           | 14.8%        |
| Sailing                                                                        | 4,095                                          | 100% | 3,486                            | 100% | 3,463                                   | 100% | -15.4%                                           | -0.7%        |
| <i>Casual (1-7 times)</i>                                                      | 2,833                                          | 69%  | 2,395                            | 69%  | 2,418                                   | 70%  | -14.6%                                           | 1.0%         |
| <i>Core(8+ times)</i>                                                          | 1,262                                          | 31%  | 1,091                            | 31%  | 1,045                                   | 30%  | -17.2%                                           | -4.2%        |
| Stand-Up Paddling                                                              | 3,220                                          | 100% | 3,675                            | 100% | 3,739                                   | 100% | 16.1%                                            | 1.7%         |
| Rafting                                                                        | 3,428                                          | 100% | 3,474                            | 100% | 3,383                                   | 100% | -1.3%                                            | -2.6%        |
| Water Skiing                                                                   | 3,700                                          | 100% | 3,050                            | 100% | 3,058                                   | 100% | -17.4%                                           | 0.3%         |
| <i>Casual (1-7 times)</i>                                                      | 2,667                                          | 72%  | 2,189                            | 72%  | 2,209                                   | 72%  | -17.2%                                           | 0.9%         |
| <i>Core(8+ times)</i>                                                          | 1,033                                          | 28%  | 861                              | 28%  | 849                                     | 28%  | -17.8%                                           | -1.4%        |
| Surfing                                                                        | 2,793                                          | 100% | 3,800                            | 100% | 3,463                                   | 100% | 24.0%                                            | -8.9%        |
| <i>Casual (1-7 times)</i>                                                      | 1,768                                          | 63%  | 2,507                            | 66%  | 2,158                                   | 62%  | 22.1%                                            | -13.9%       |
| <i>Core(8+ times)</i>                                                          | 1,024                                          | 37%  | 1,293                            | 34%  | 1,305                                   | 38%  | 27.4%                                            | 0.9%         |
| Wakeboarding                                                                   | 2,912                                          | 100% | 2,754                            | 100% | 2,674                                   | 100% | -8.2%                                            | -2.9%        |
| <i>Casual (1-7 times)</i>                                                      | 2,017                                          | 69%  | 2,007                            | 73%  | 1,902                                   | 71%  | -5.7%                                            | -5.2%        |
| <i>Core(8+ times)</i>                                                          | 895                                            | 31%  | 747                              | 27%  | 772                                     | 29%  | -13.7%                                           | 3.3%         |
| Scuba Diving                                                                   | 3,111                                          | 100% | 2,588                            | 100% | 2,476                                   | 100% | -20.4%                                           | -4.3%        |
| <i>Casual (1-7 times)</i>                                                      | 2,292                                          | 74%  | 1,880                            | 73%  | 1,795                                   | 72%  | -21.7%                                           | -4.5%        |
| <i>Core(8+ times)</i>                                                          | 819                                            | 26%  | 708                              | 27%  | 680                                     | 27%  | -17.0%                                           | -4.0%        |
| Kayaking (Sea/Touring)                                                         | 3,124                                          | 100% | 2,508                            | 100% | 2,587                                   | 100% | -17.2%                                           | 3.1%         |
| Kayaking (White Water)                                                         | 2,552                                          | 100% | 2,605                            | 100% | 2,587                                   | 100% | 1.4%                                             | -0.7%        |
| Boardsailing/Windsurfing                                                       | 1,737                                          | 100% | 1,268                            | 100% | 1,297                                   | 100% | -25.3%                                           | 2.3%         |
| <i>Casual (1-7 times)</i>                                                      | 1,449                                          | 83%  | 1,015                            | 80%  | 1,002                                   | 77%  | -30.8%                                           | -1.3%        |
| <i>Core(8+ times)</i>                                                          | 288                                            | 17%  | 253                              | 20%  | 295                                     | 23%  | 2.4%                                             | 16.6%        |
| NOTE: Participation figures are in 000's for the US population ages 6 and over |                                                |      |                                  |      |                                         |      |                                                  |              |
| Participation Growth/Decline                                                   | Large Increase<br>(greater than 25%)           |      | Moderate Increase<br>(0% to 25%) |      | Moderate Decrease<br>(0% to -25%)       |      | Large Decrease<br>(less than -25%)               |              |
| Core vs Casual Distribution                                                    | Mostly Core Participants<br>(greater than 75%) |      | More Core Participants (56-74%)  |      | Evenly Divided (45-55% Core and Casual) |      | More Casual Participants (56-74%)                |              |
|                                                                                |                                                |      |                                  |      |                                         |      | Mostly Casual Participants<br>(greater than 75%) |              |



## APPENDIX C: ETC STATISTICALLY VALID SURVEY CHARTS AND GRAPHS

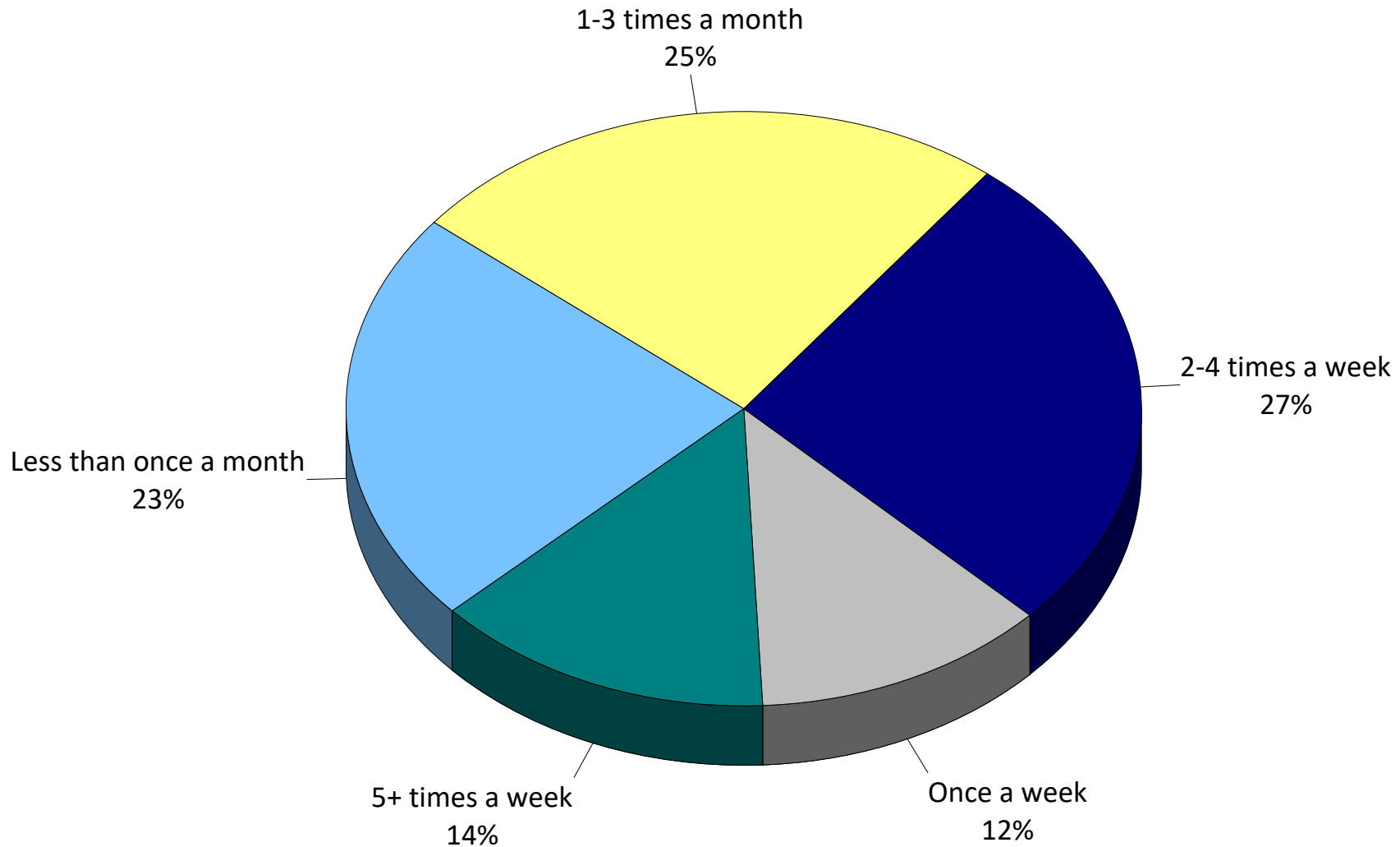
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**Q1. Have you or any member of your household visited any City of Oregon City parks or recreation facilities during the past 12 months?**



# Q1a. How often have you visited City of Oregon City parks and/or recreation facilities during the past 12 months?

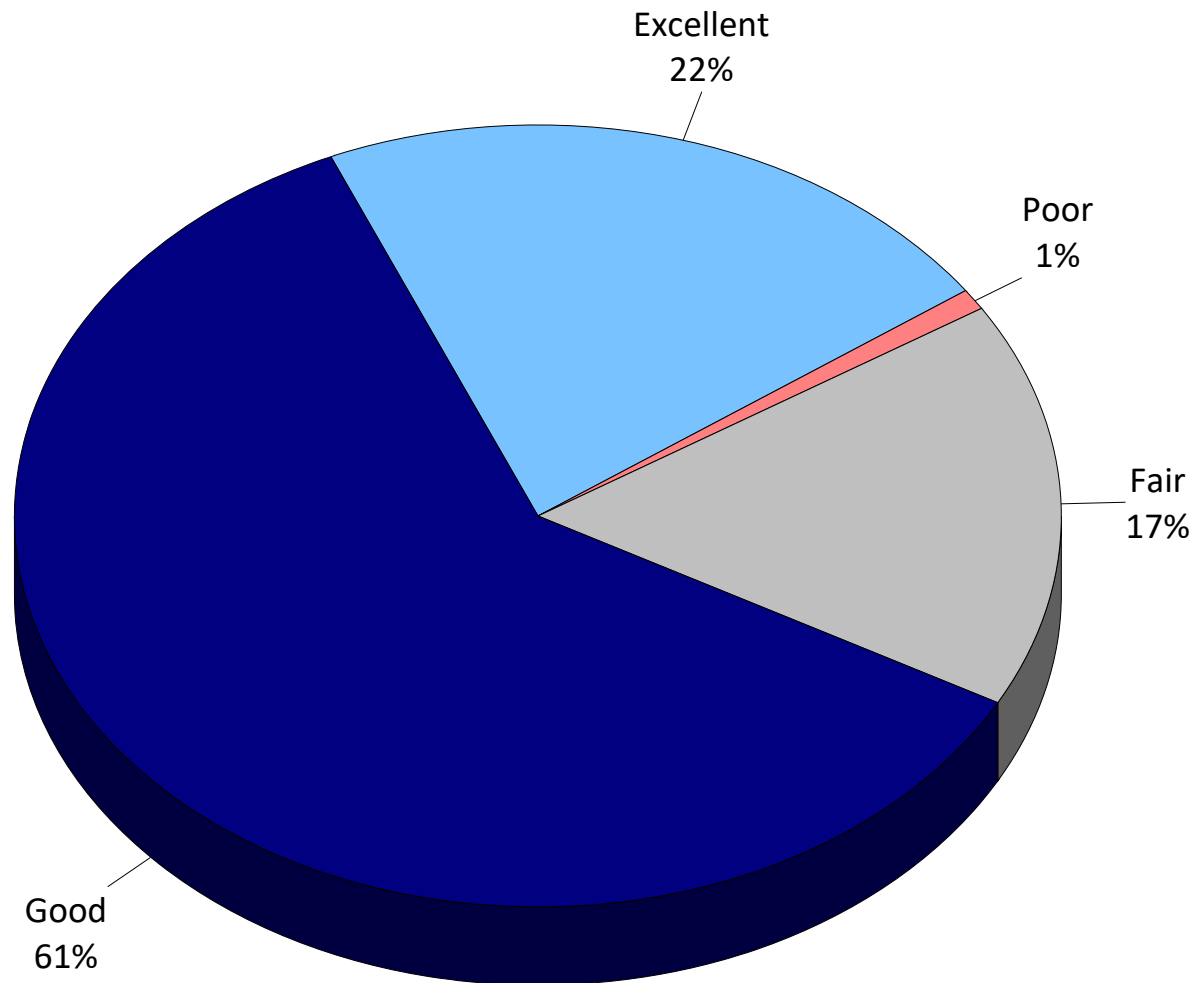
by percentage of respondents who responded "Yes" to Q1 (excluding "don't know")





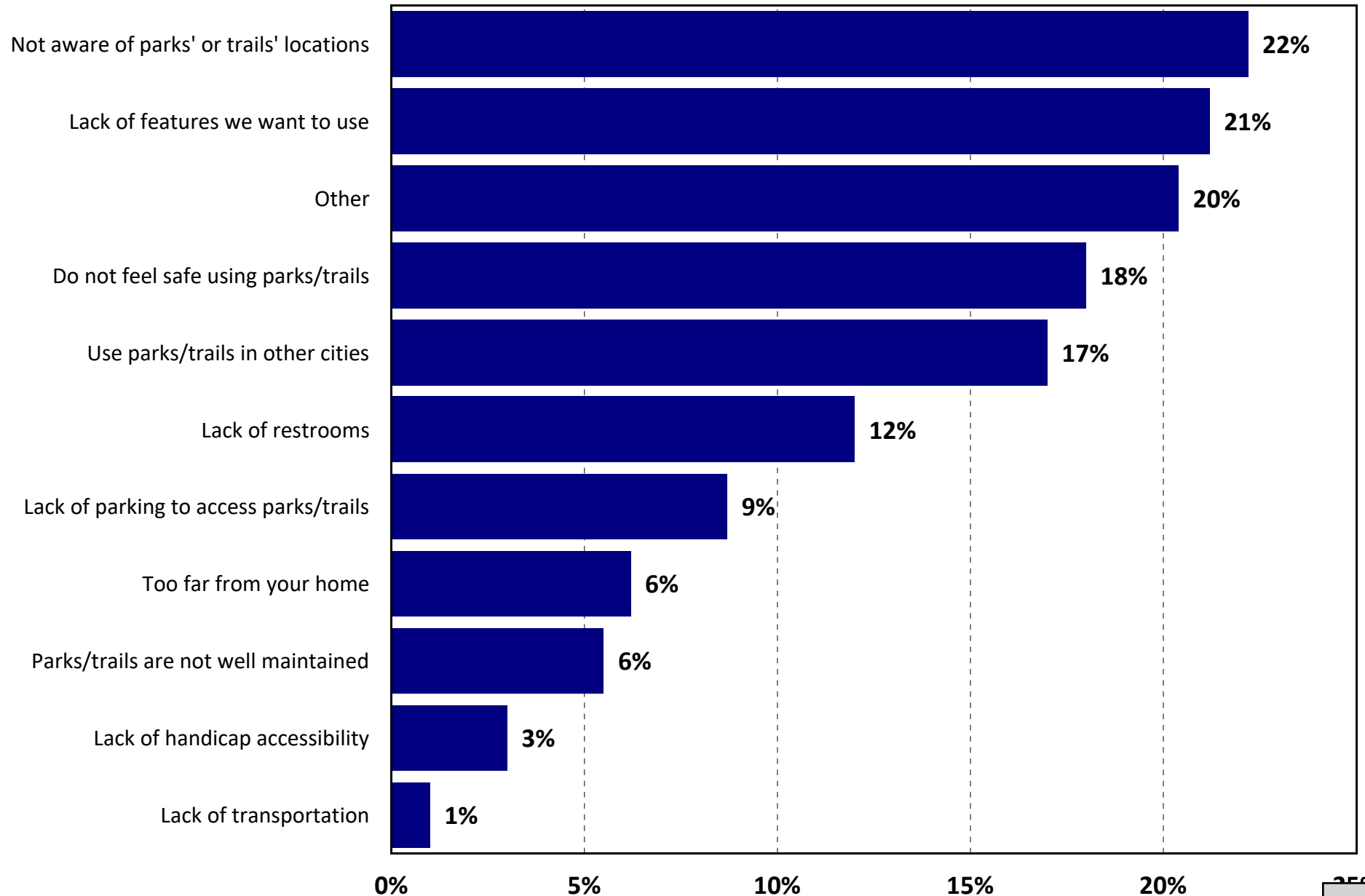
## Q1b. Overall, how would you rate the physical condition of ALL the City of Oregon City parks and recreation facilities you have visited?

by percentage of respondents who responded "Yes" to Q1 (excluding "not provided")



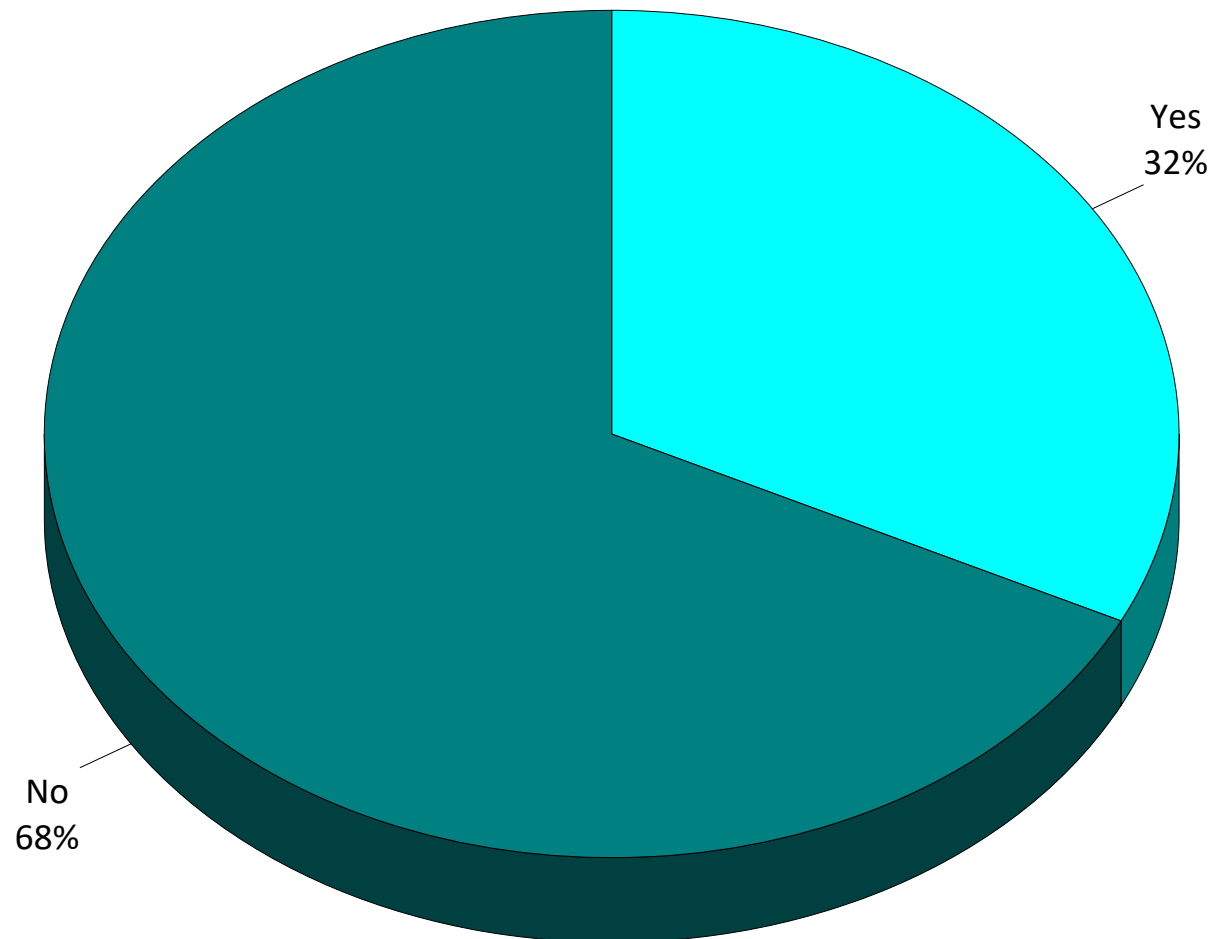
## Q2. Barriers to Parks or Recreation Facilities Use

by percentage of respondents (multiple selections could be made)



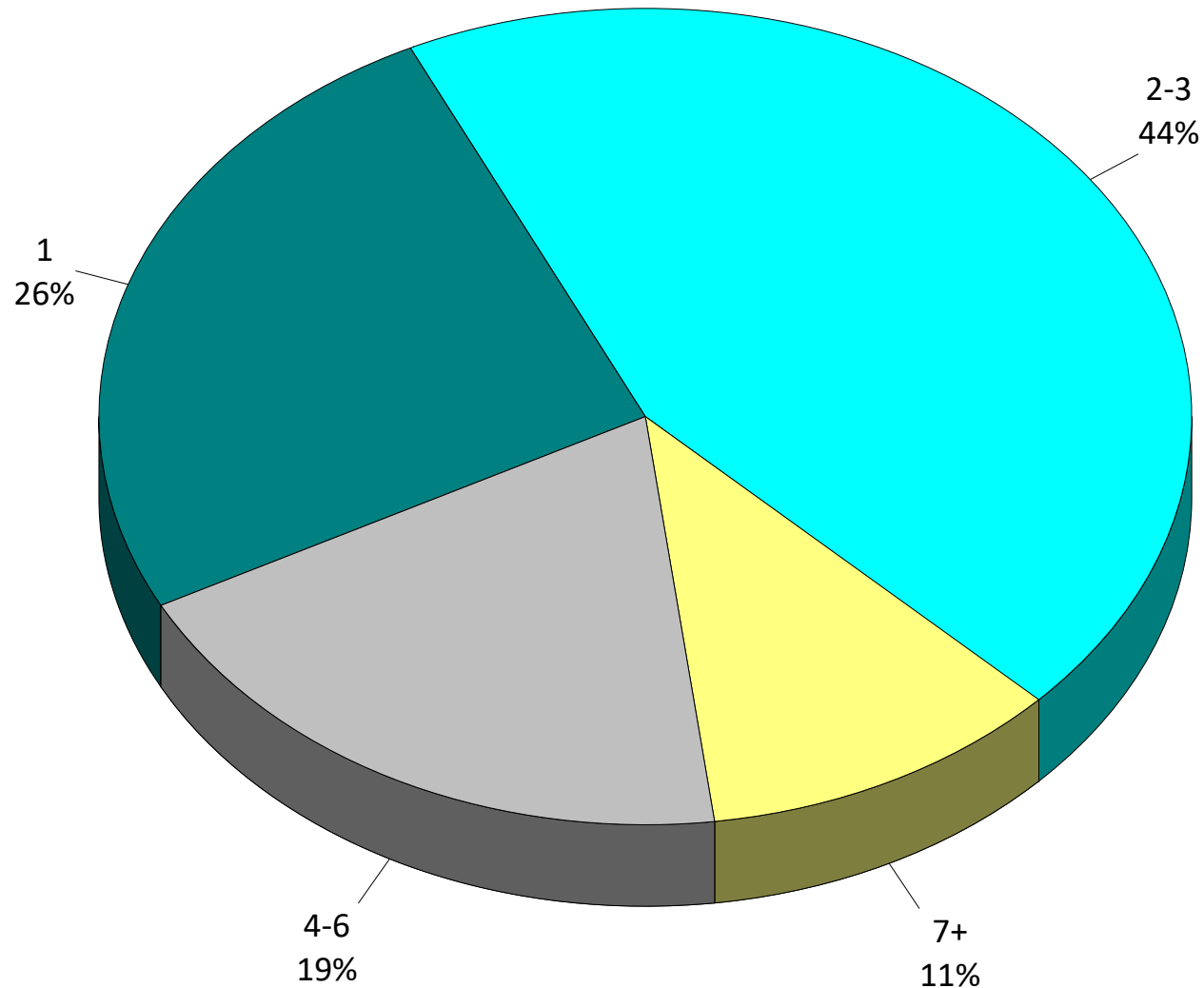
### Q3. Has your household participated in any recreation programs /events offered by Oregon City Parks and Recreation during the past three years?

by percentage of respondents



# Q3a. How many recreation programs/events offered by Oregon City Parks and Recreation have you or members of your household participated in during the past three years?

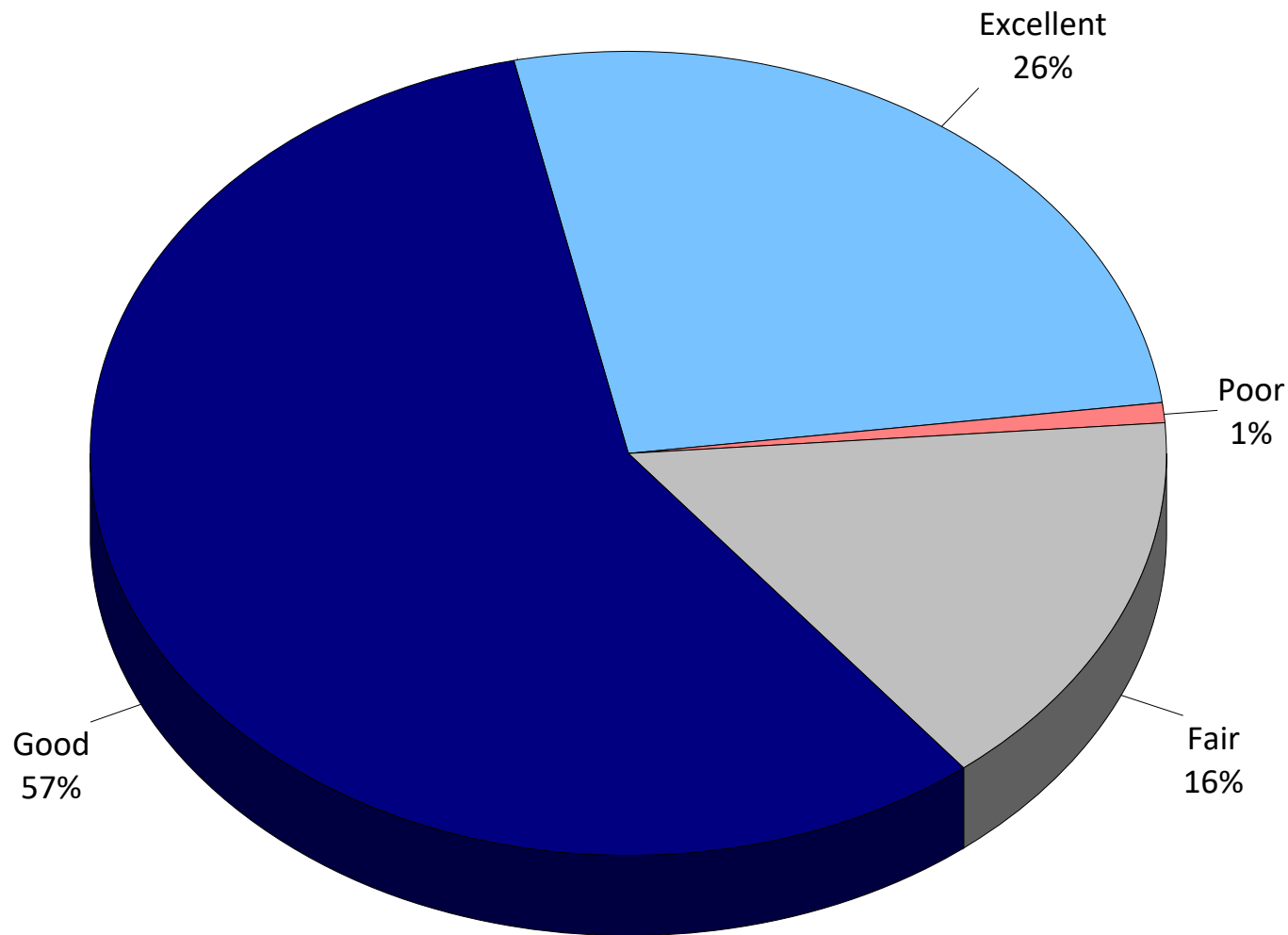
by percentage of respondents who responded "Yes" to Q3





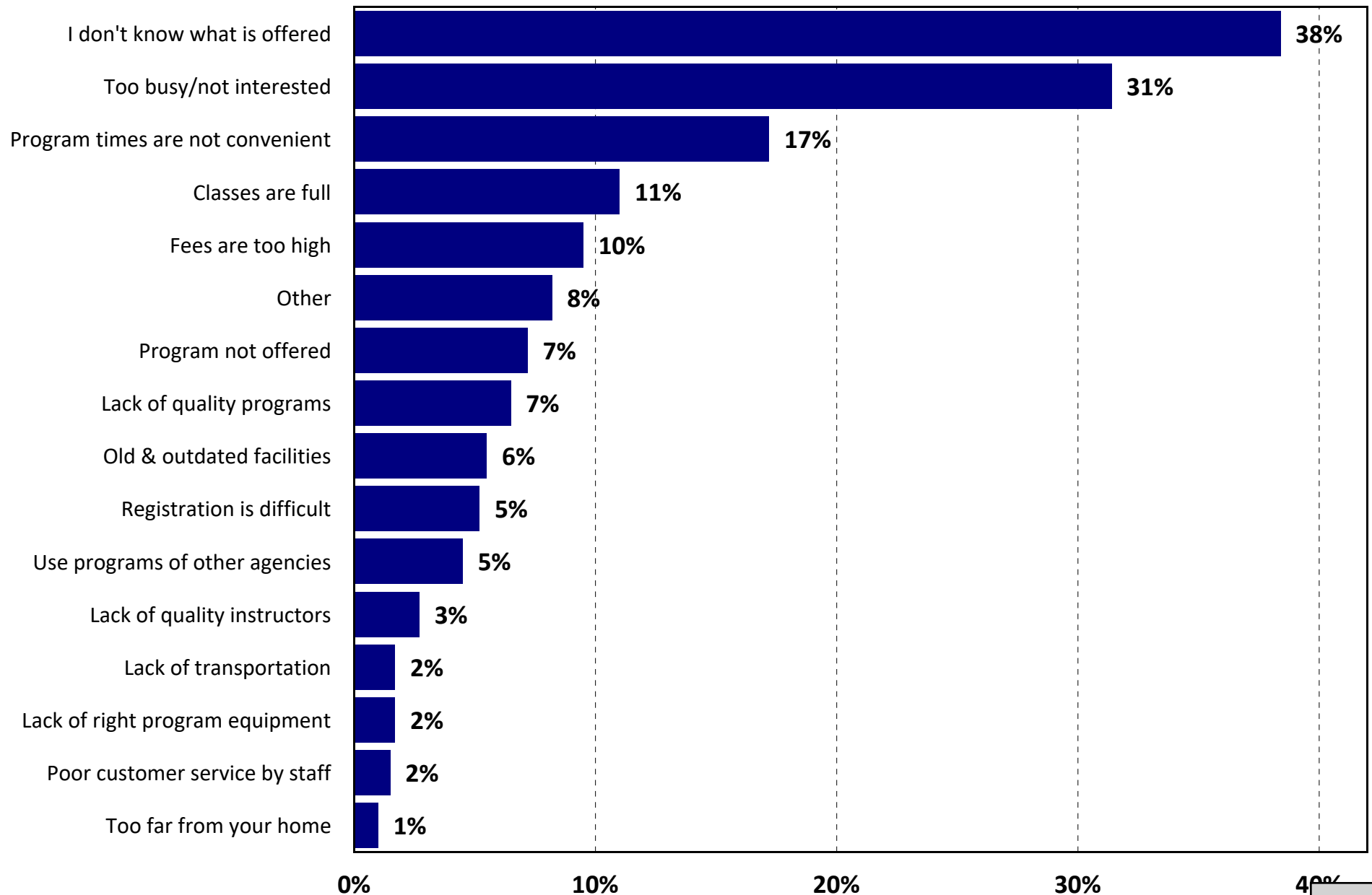
# Q3b. How would you rate the overall quality of recreation programs /events offered by Oregon City Parks and Recreation in which your household has participated?

by percentage of respondents who responded "Yes" to Q3 (excluding "not provided")



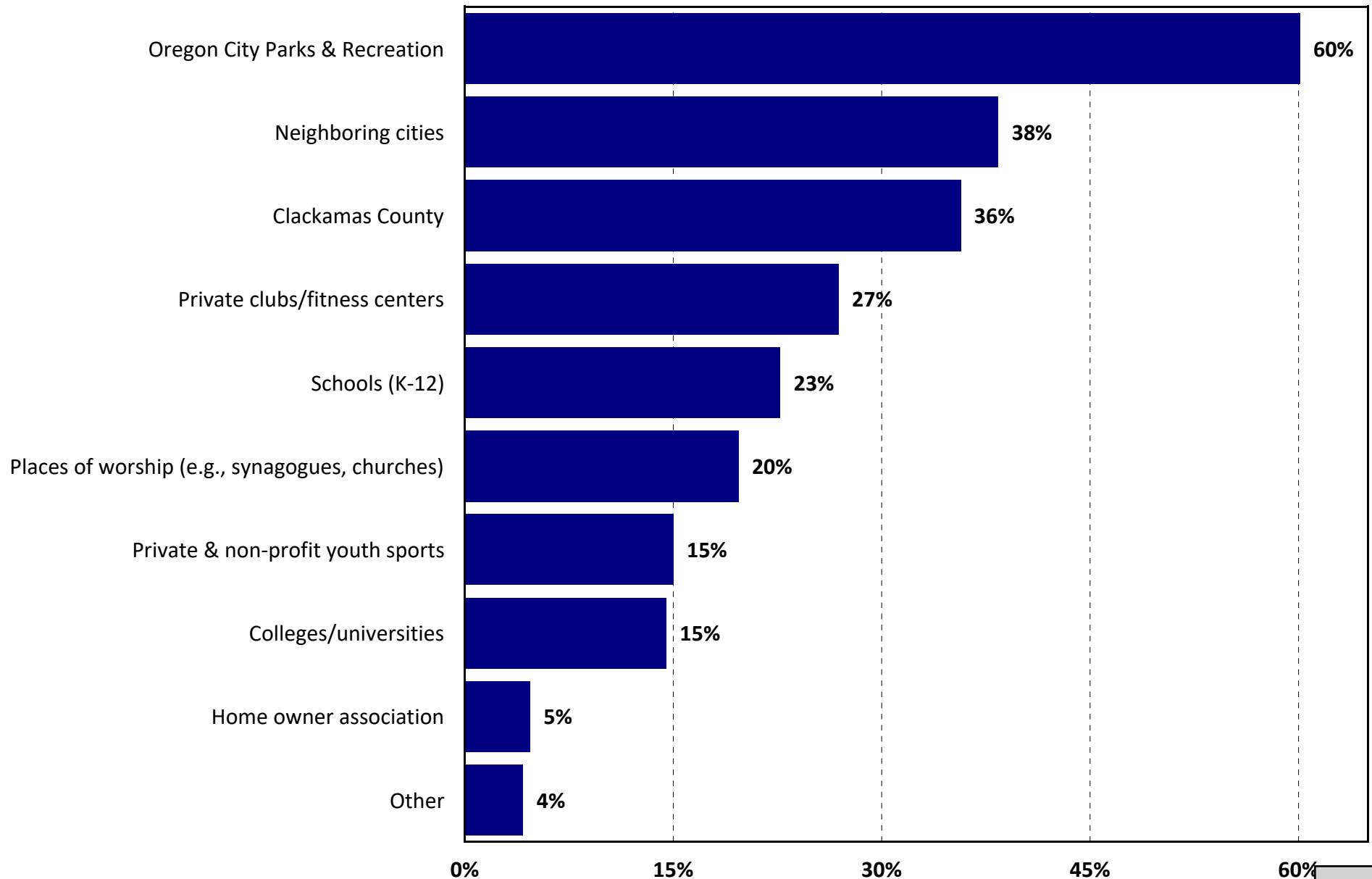
## Q4. Barriers to Parks and Recreation Programs/Events Participation

by percentage of respondents (multiple selections could be made)



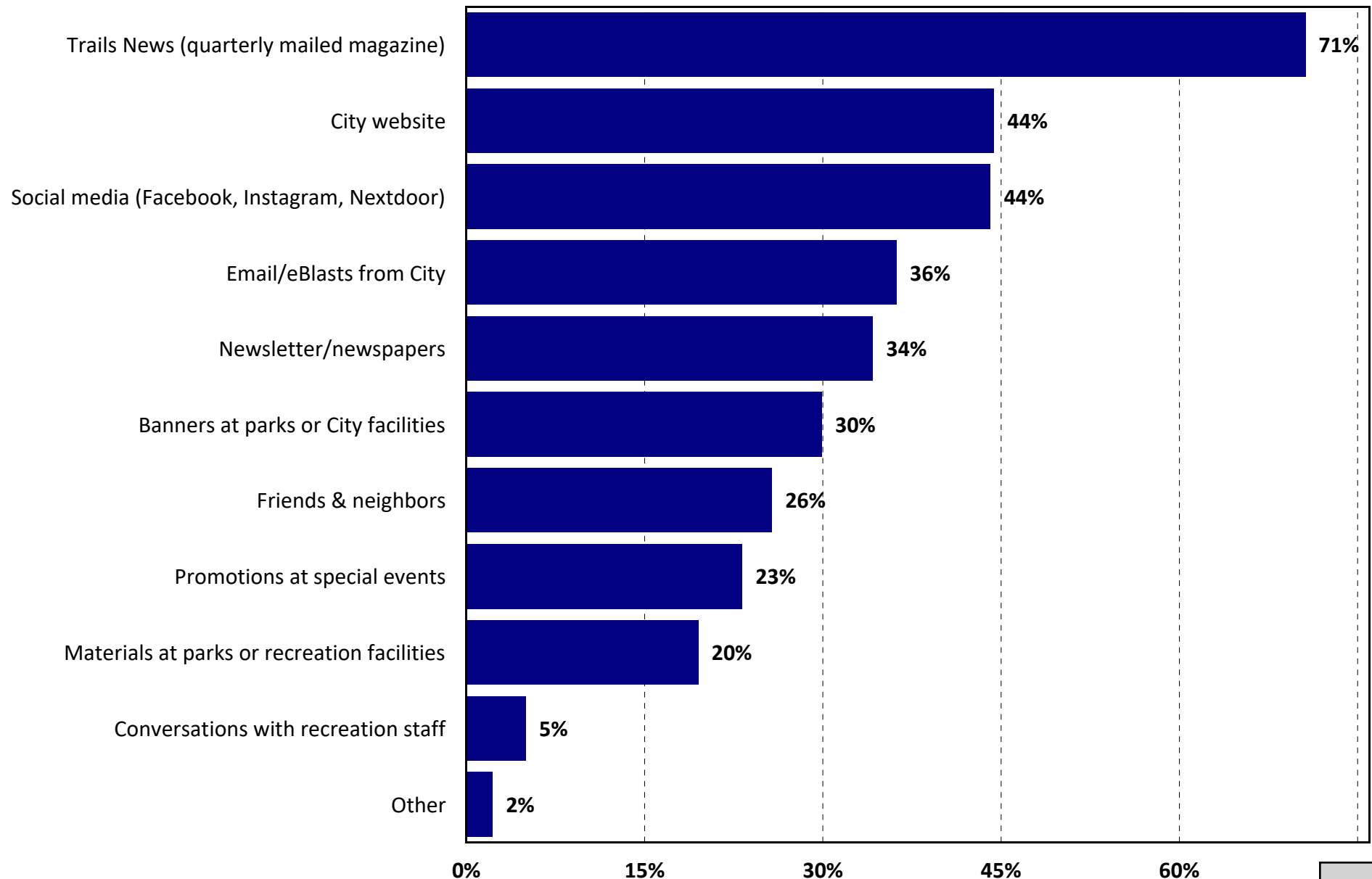
# Q5. Organizations Households Used within the Last Two Years for Recreation and Sports Activities

by percentage of respondents (multiple selections could be made)



# Q6. Ways respondents would like to learn about Oregon City Parks and Recreation programs and events.

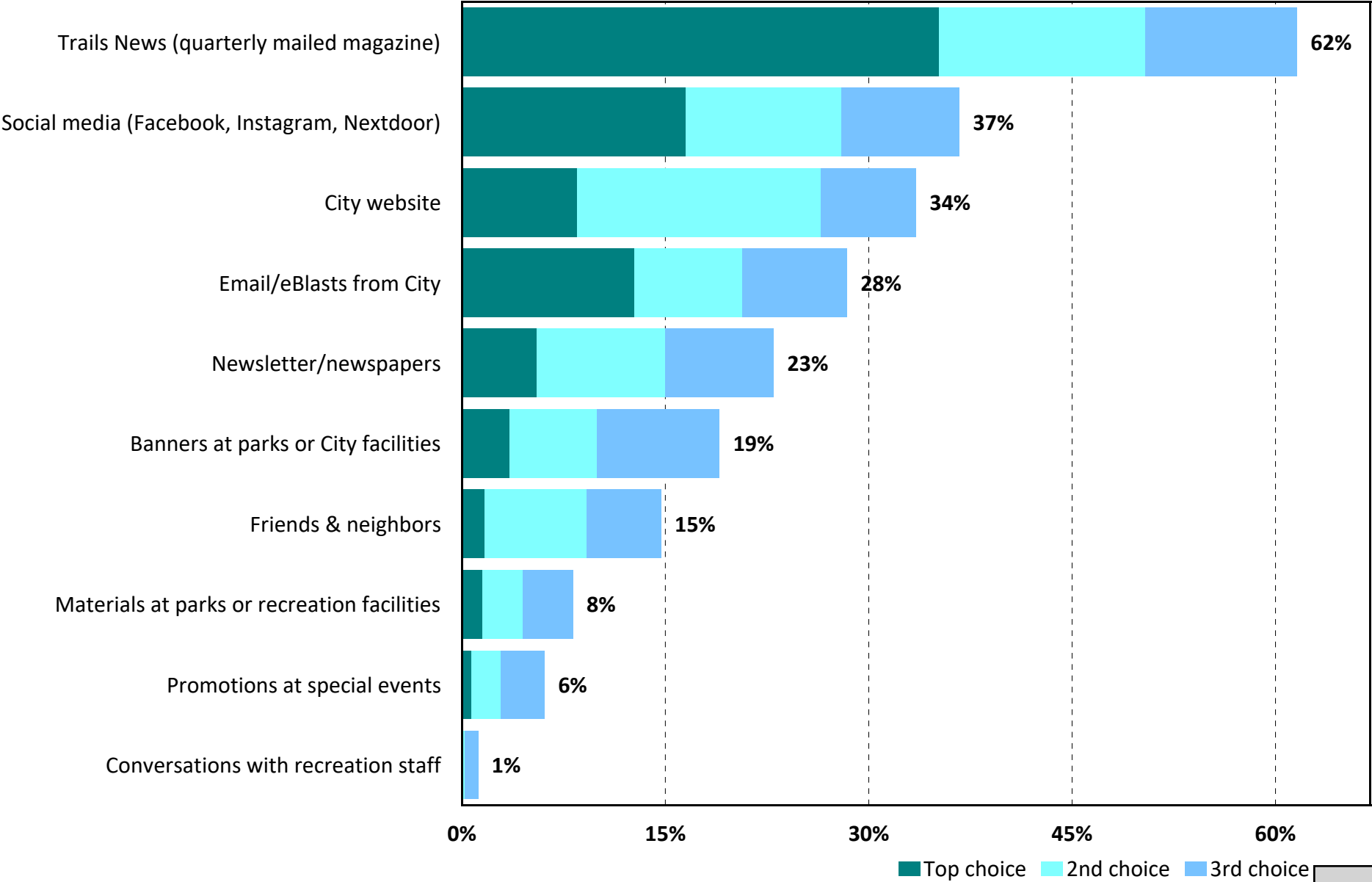
by percentage of respondents (multiple selections could be made)





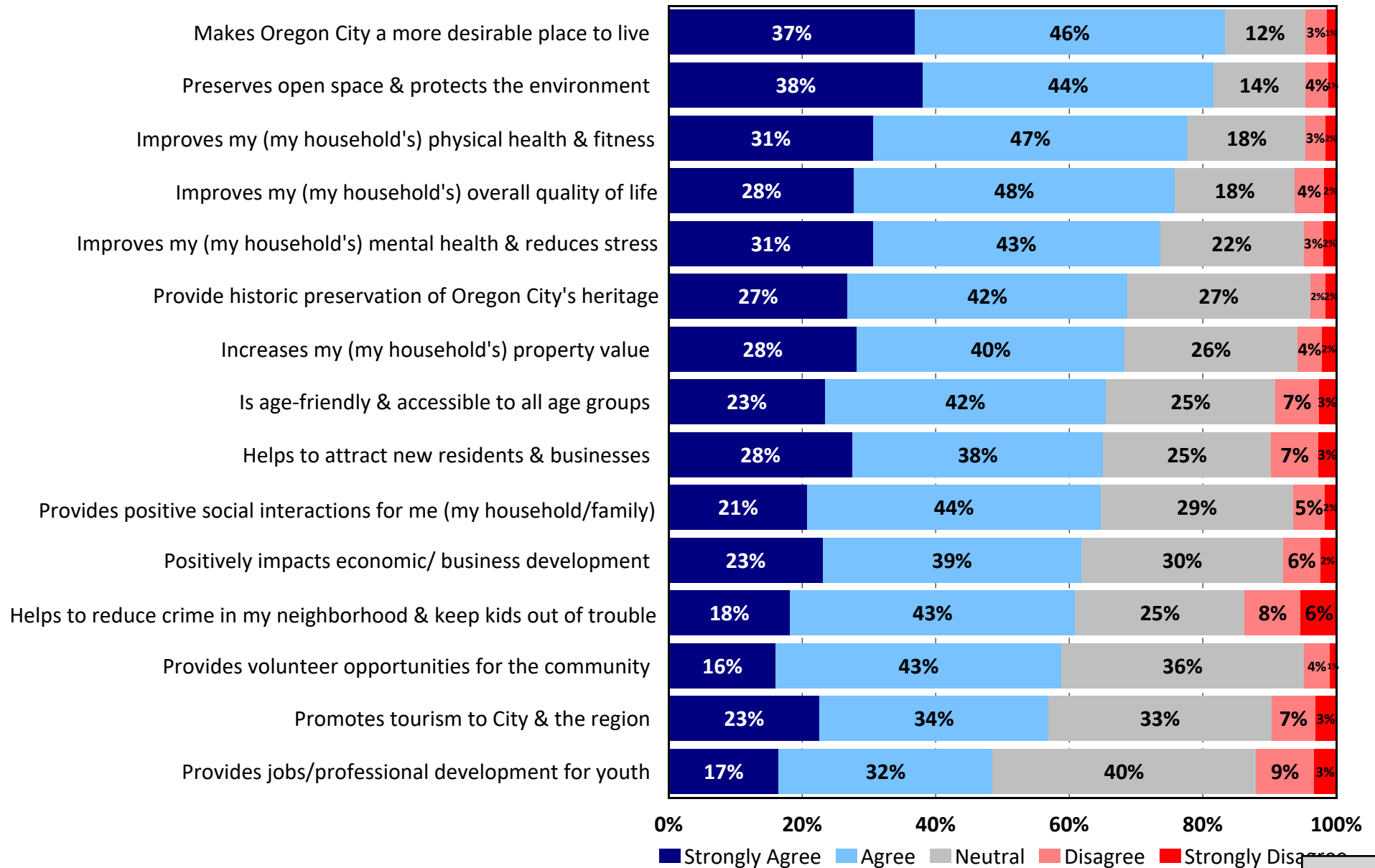
# Q7. Most Preferred Sources for Learning About Recreation Programs and Events

by percentage of respondents who selected the items as one of their top three choices



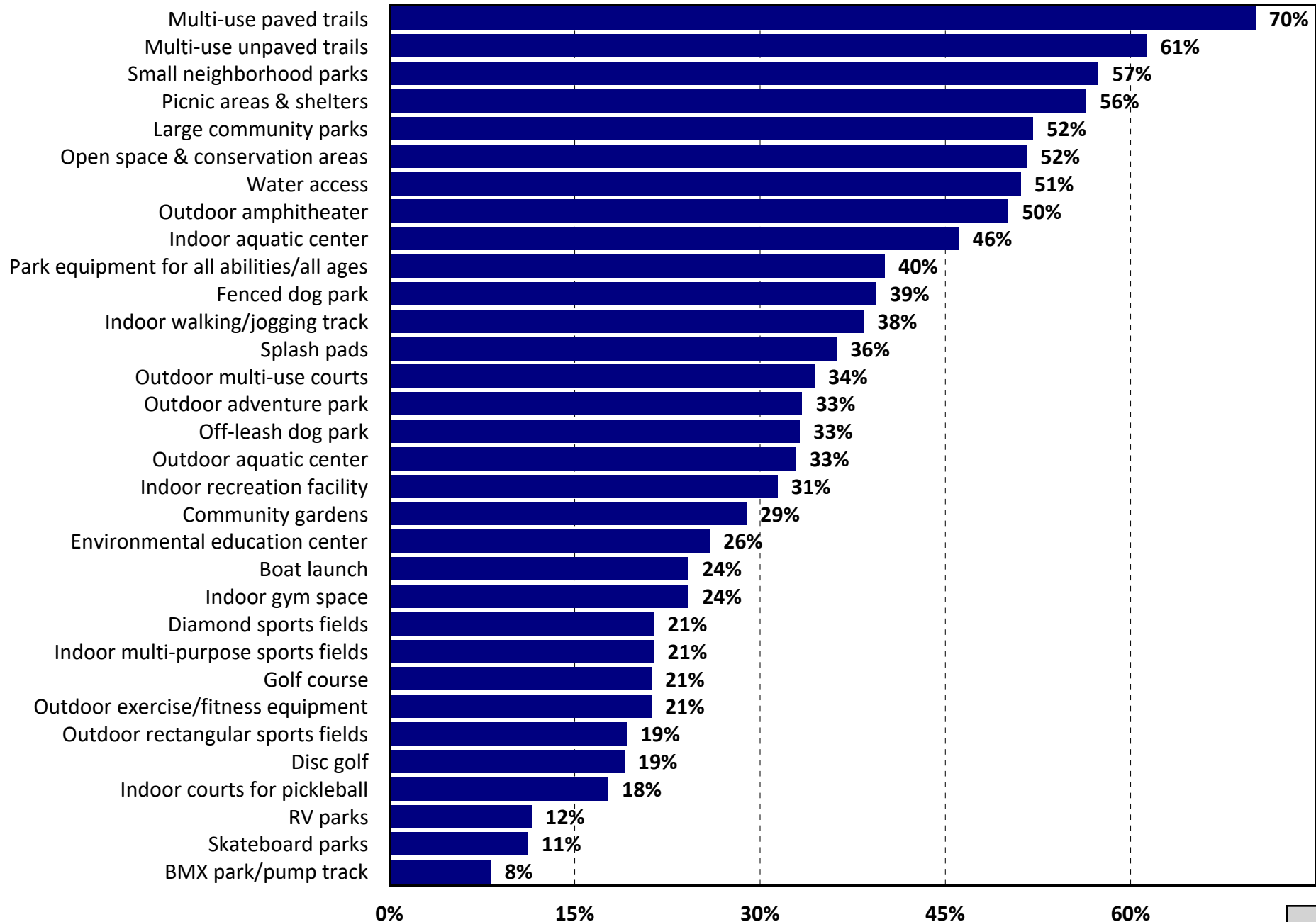
# Q8. Level of Agreement with Statements Regarding Benefits of Parks and Recreation Services

by percentage of respondents (excluding "don't know")



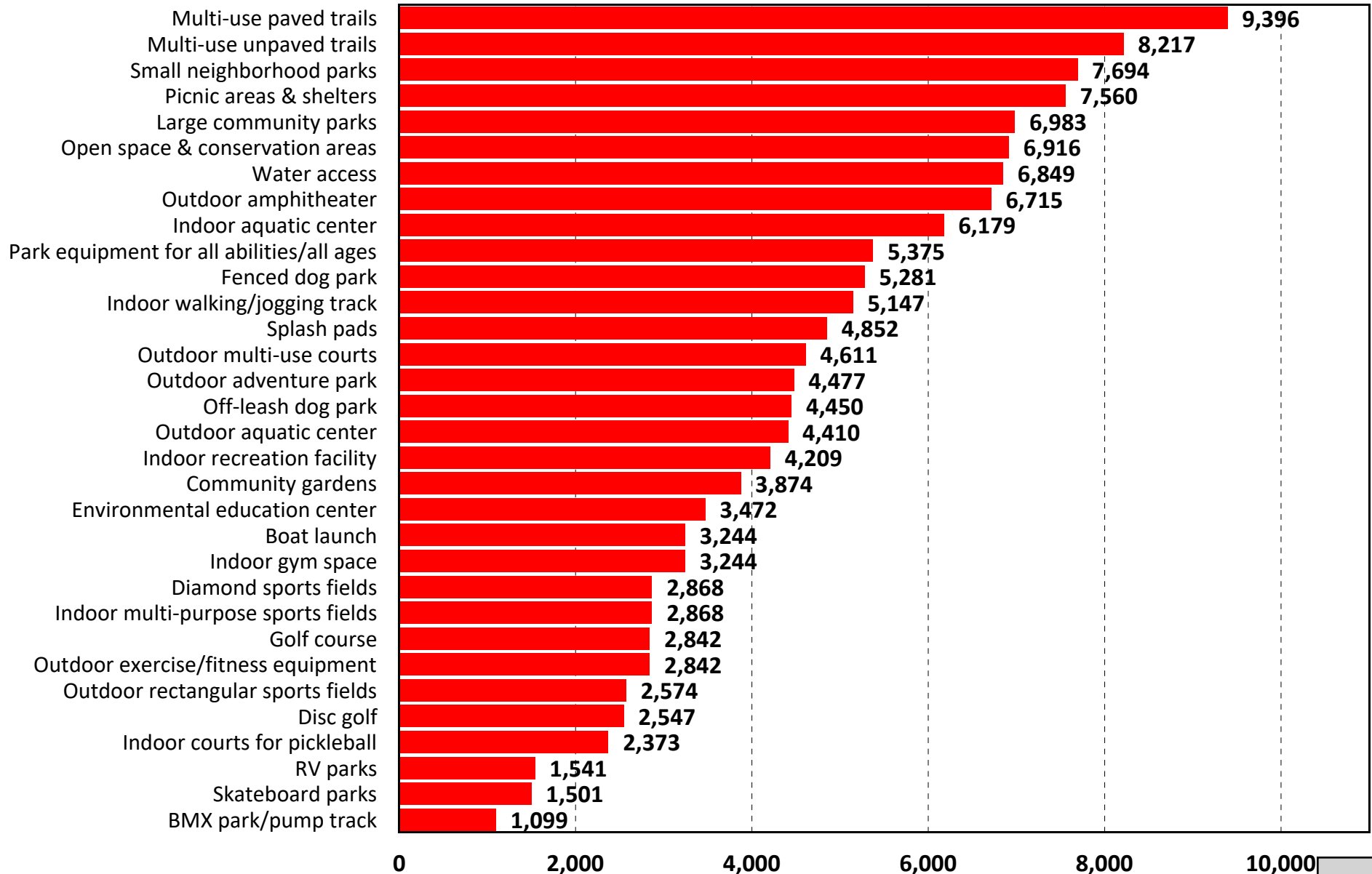
# Q9. Respondents With Need for Facility or Amenity

by percentage of respondents



# Q9a. Estimated Number of Households in Oregon City Who Have a Need for Facility/ Amenity

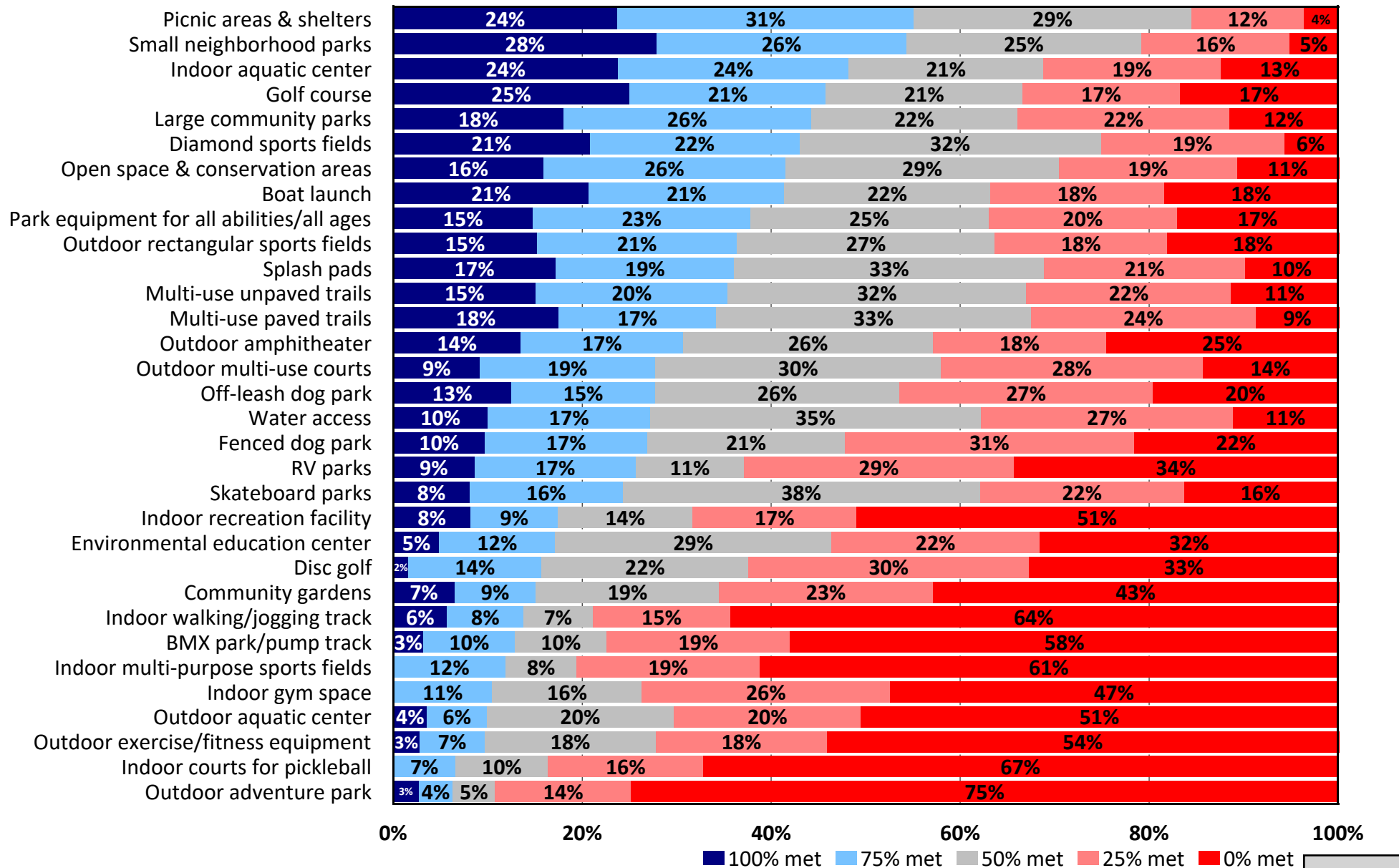
by number of households based on an estimated 13,404 households





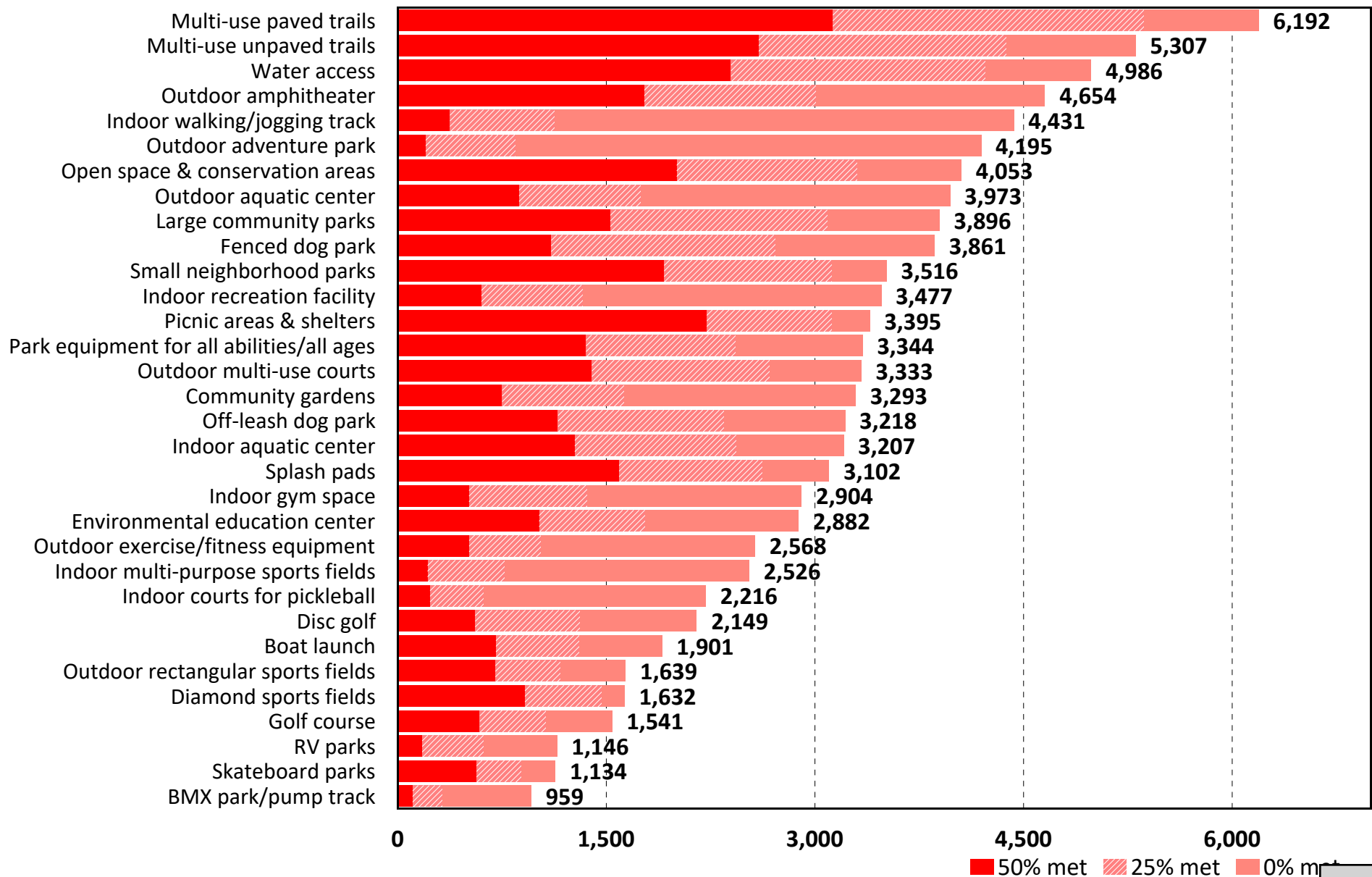
# Q9b. How Well Households' Need For Facility / Amenity Is Currently Being Met

by percentage of respondents who answered "Yes" to Q9



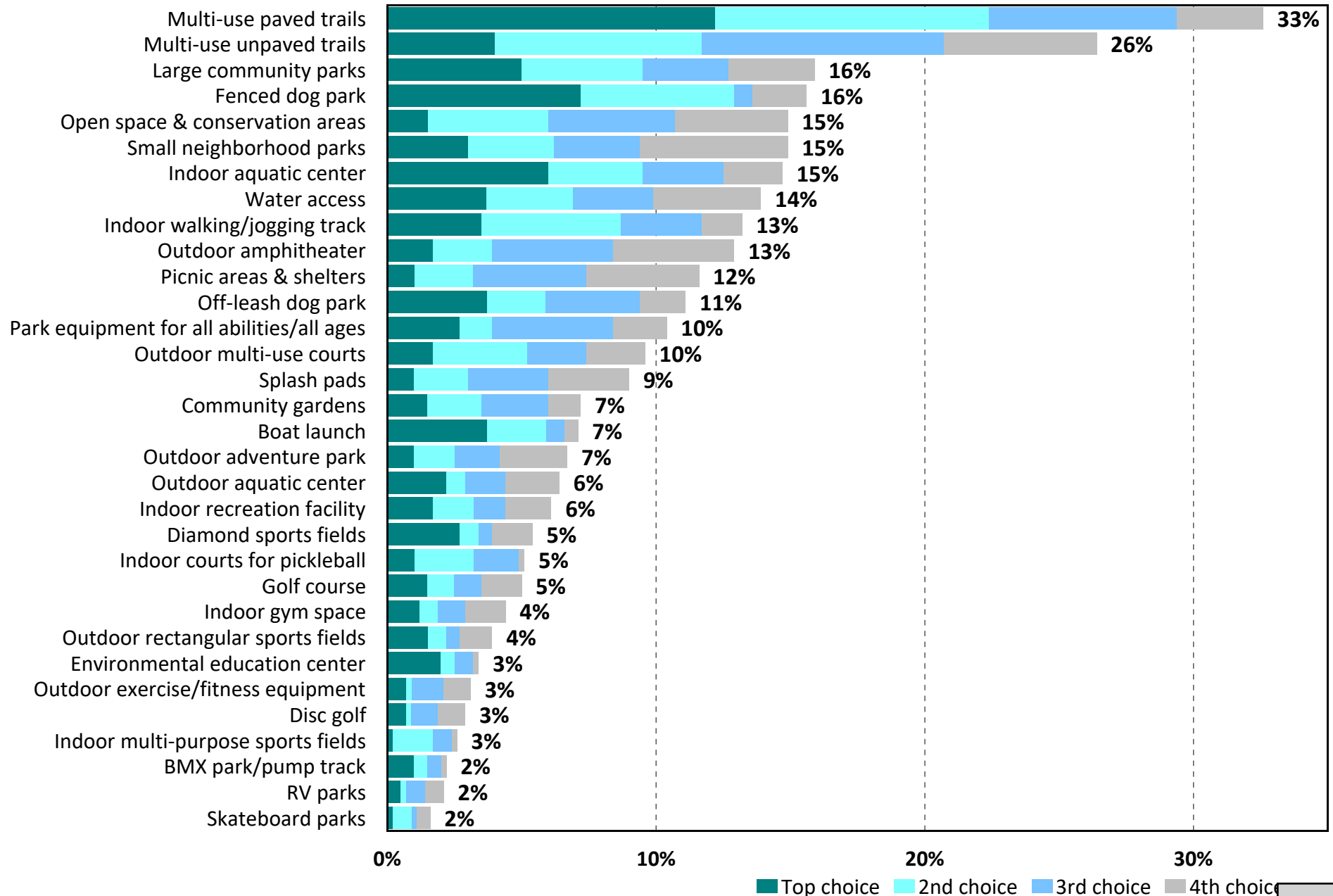
# Q9c. Estimated Number of Households in Oregon City Whose Facility/ Amenity Need Is Met 50% or Less

by number of households with need based on an estimated 13,404 Households



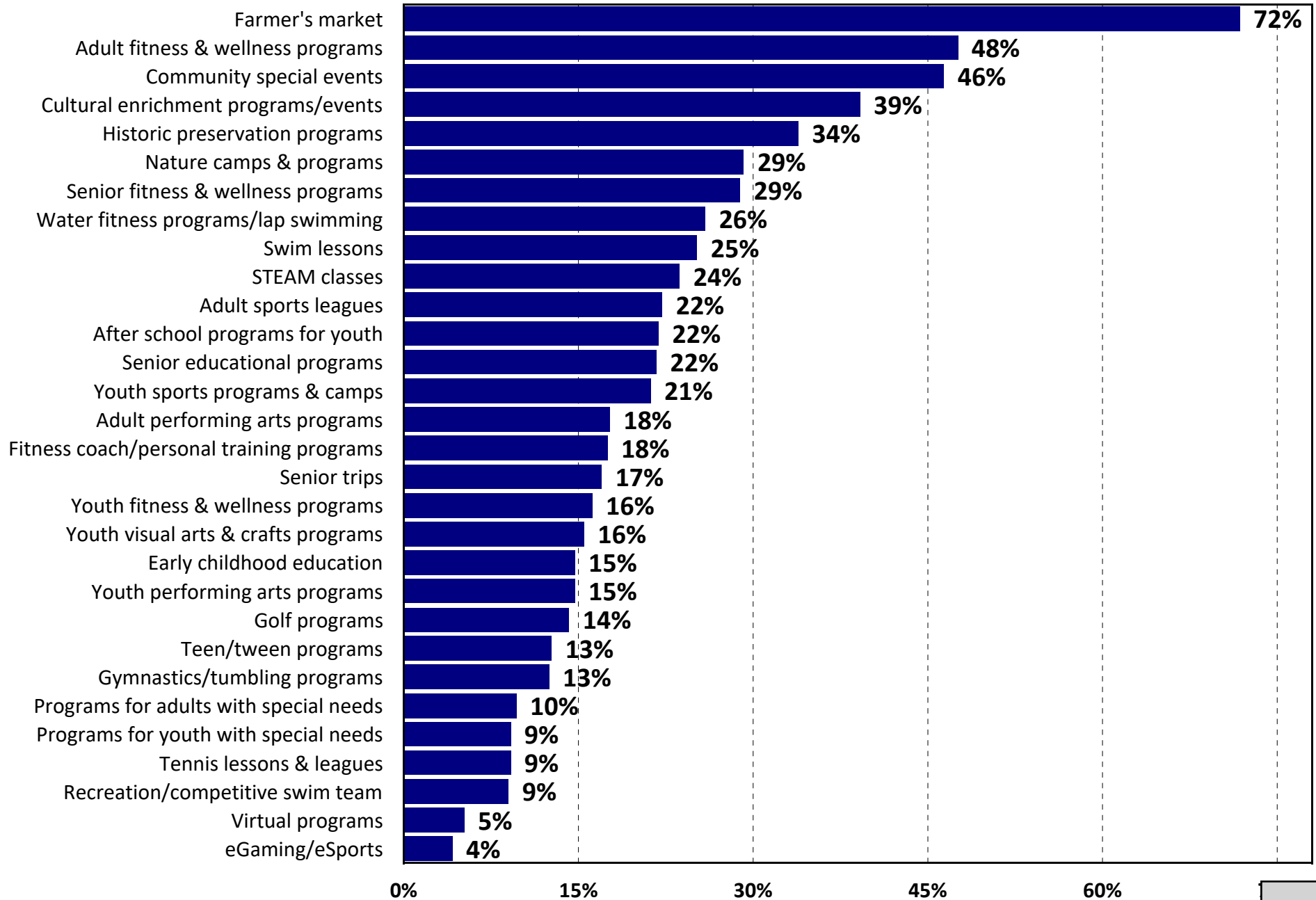
# Q10. Most Important Facility/Amenity to Households

by percentage of respondents who selected the items as one of their top four choices



# Q11. Respondents With Need for Recreation Program

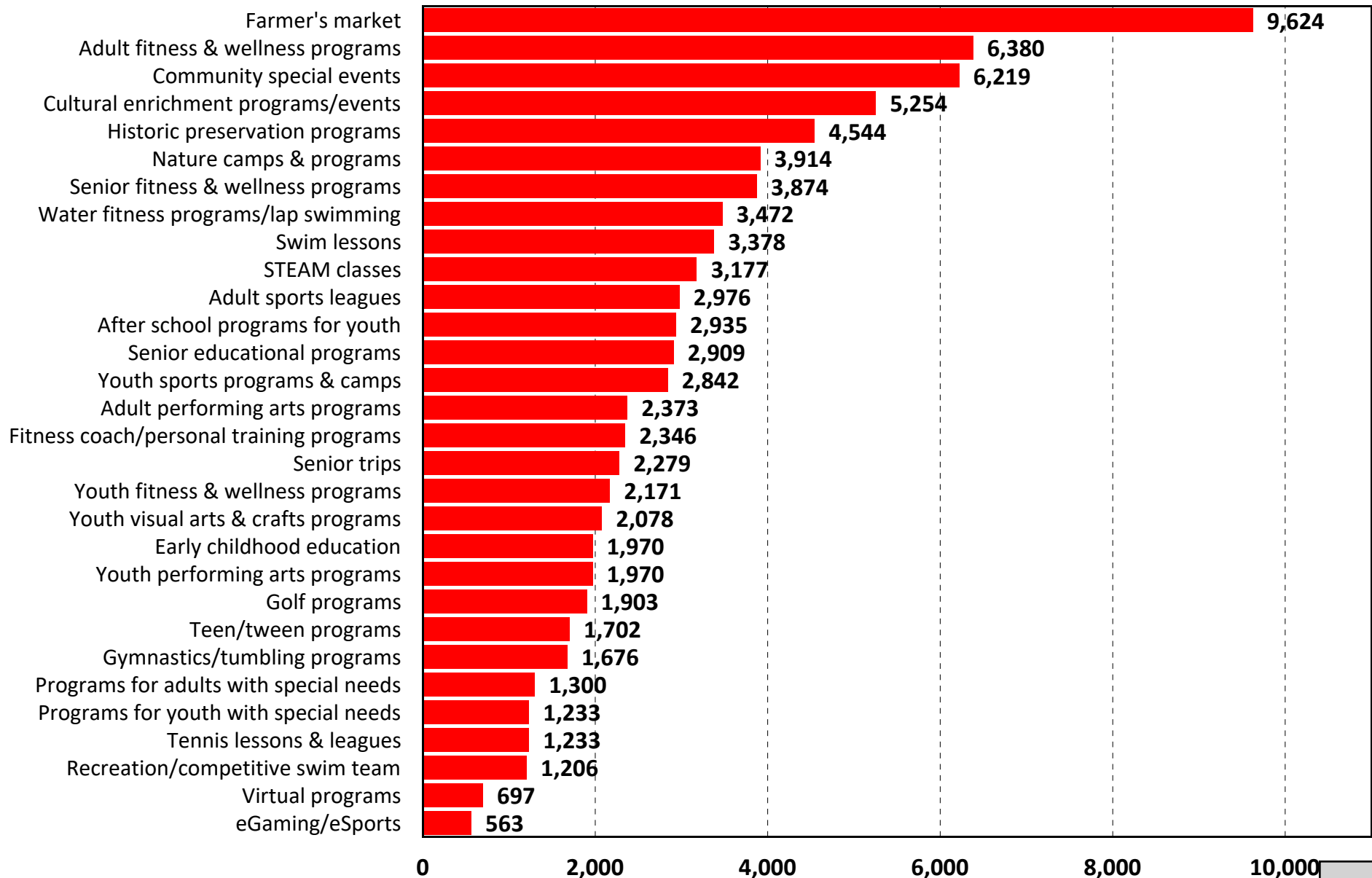
by percentage of respondents





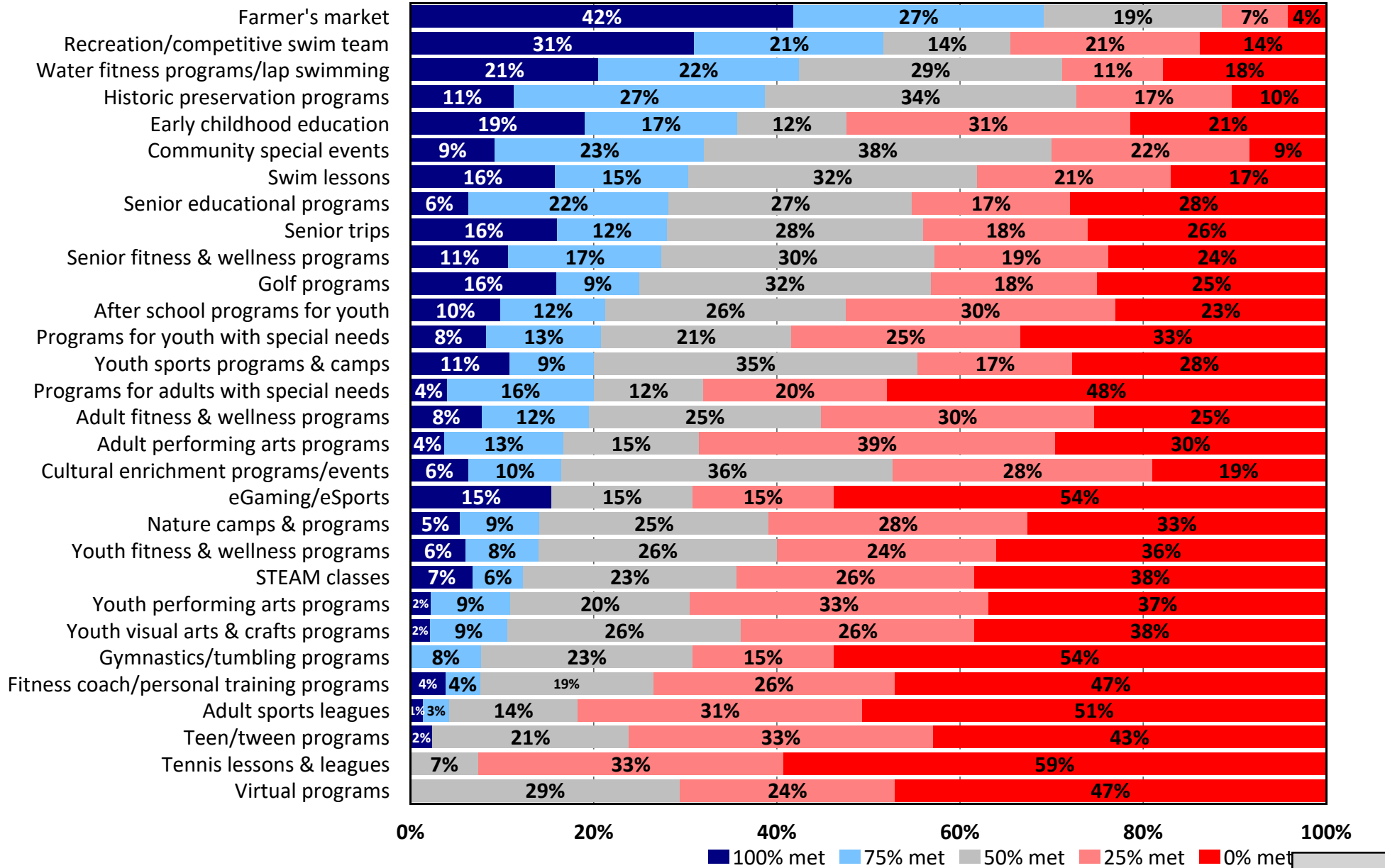
# Q11a. Estimated Number of Households in Oregon City Who Have a Need for Recreation Program

by number of households based on an estimated 13,404 households



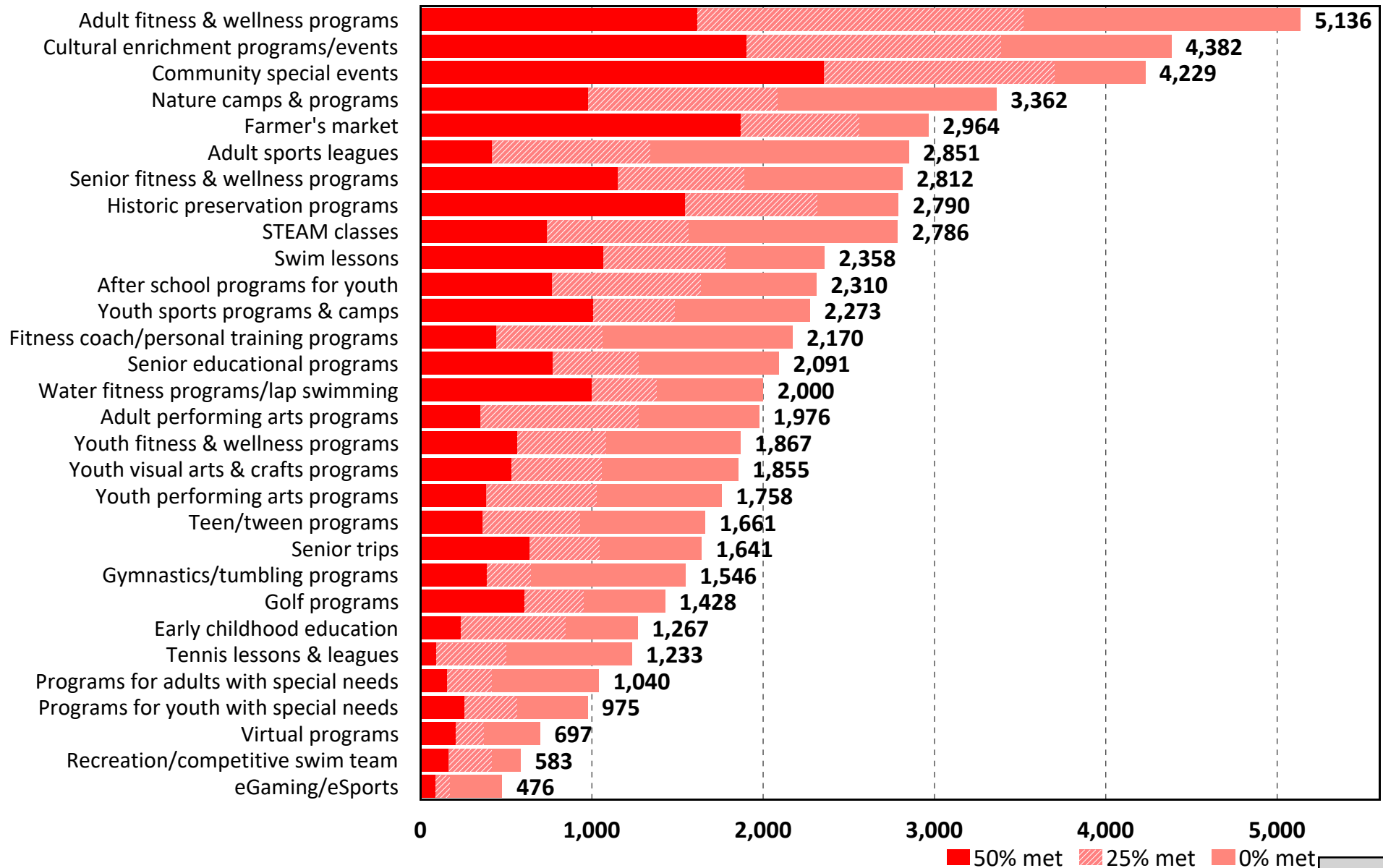
# Q11b. How Well Households' Need For Recreation Program Is Currently Being Met

by percentage of respondents who answered "Yes" to Q11



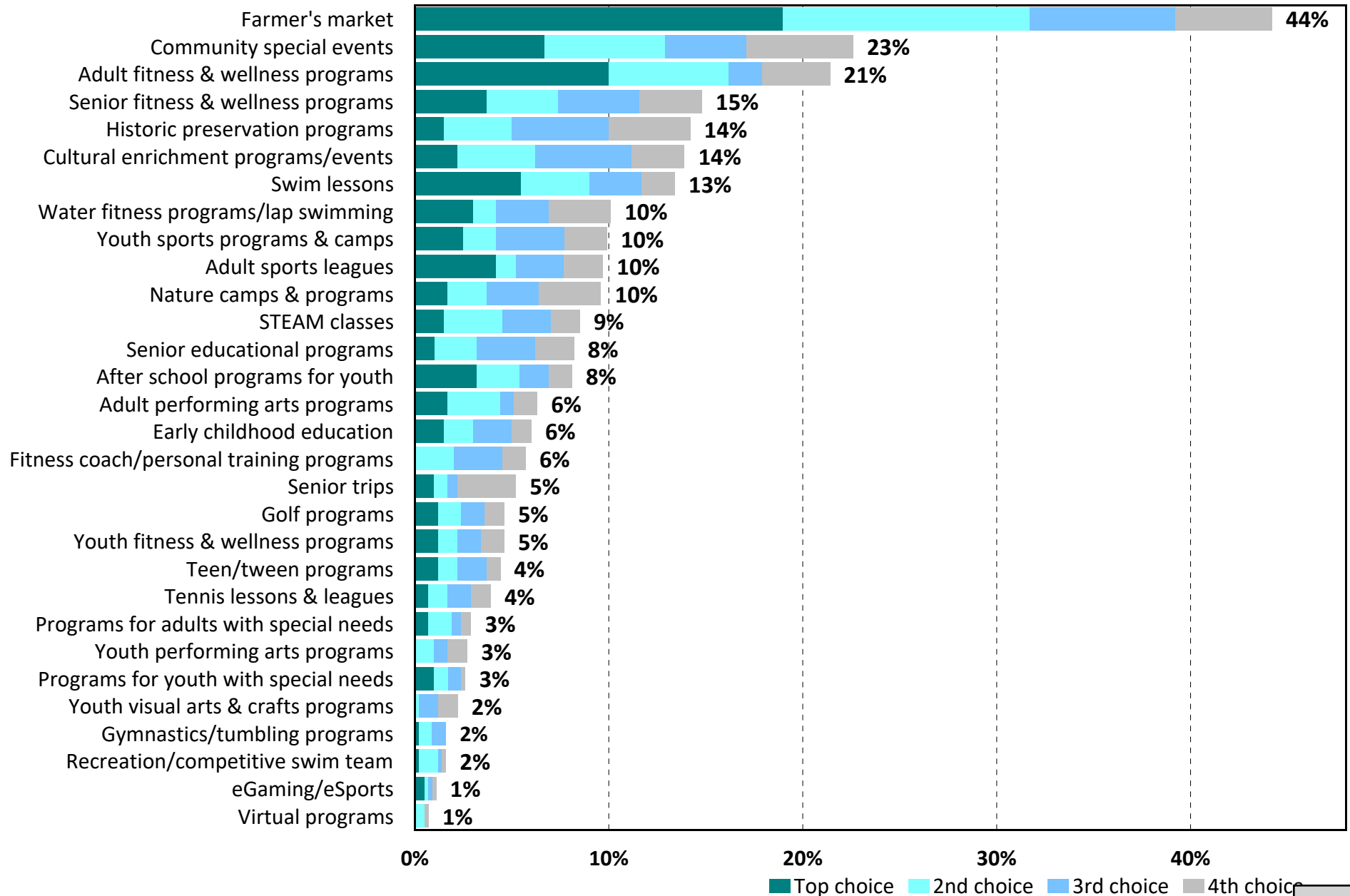
# Q11c. Estimated Number of Households in Oregon City Whose Recreation Program Needs Are Met 50% or Less

by number of households with need based on an estimated 13,404 households



# Q12. Most Important Recreation Program to Households

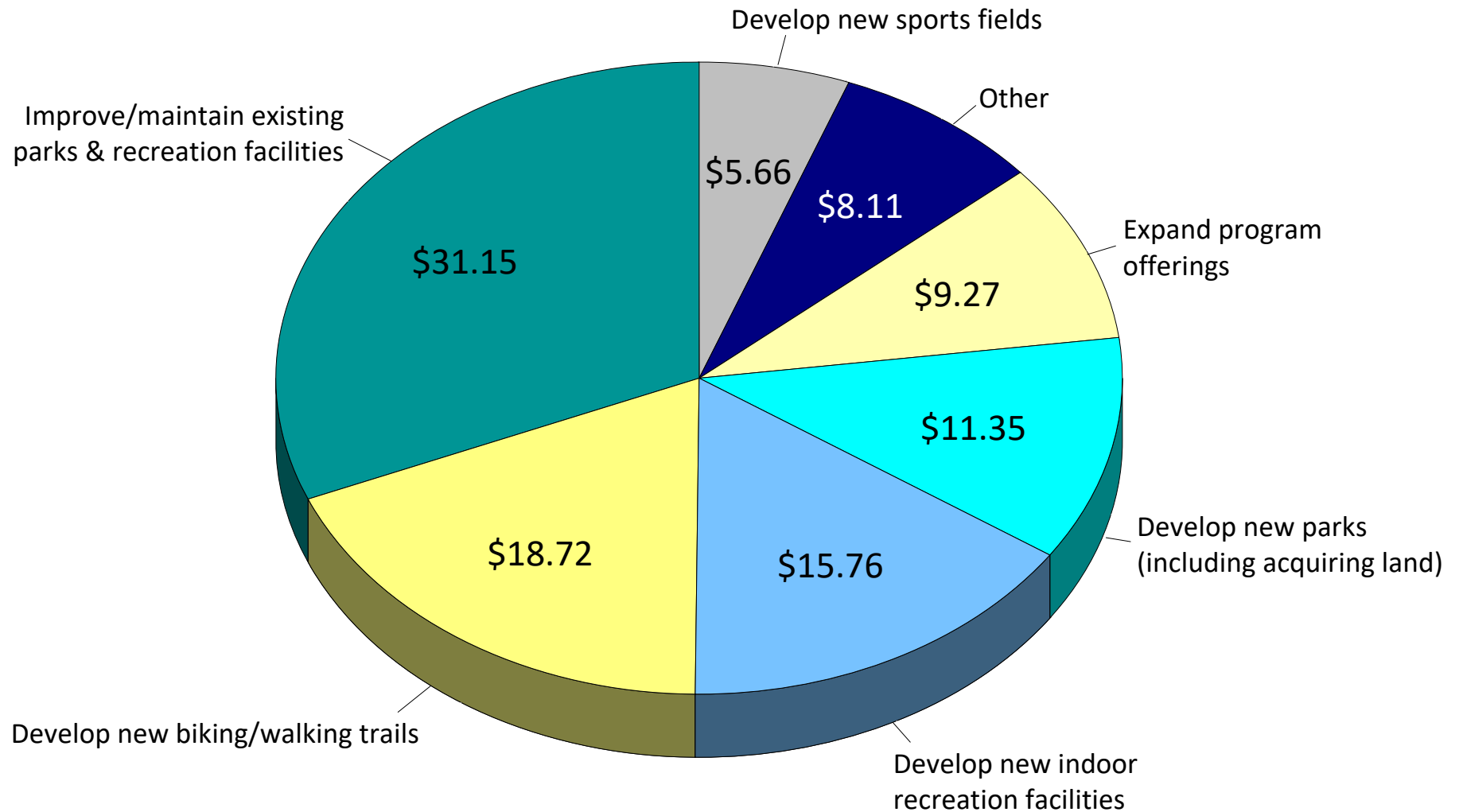
by percentage of respondents who selected the items as one of their top four choices





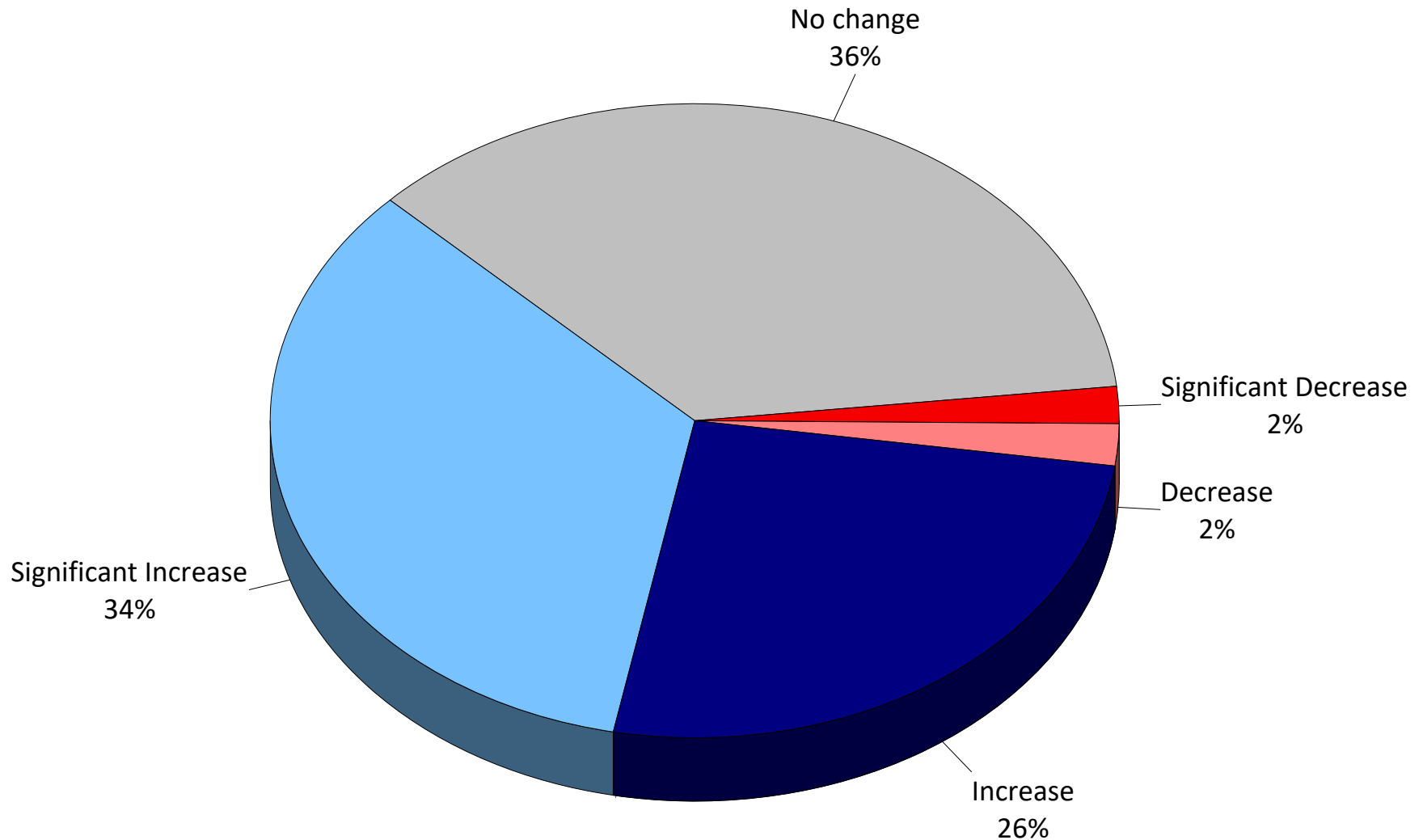
# Q13. With a Budget of \$100, How Would Respondents Allocate Funds for Parks and Recreation?

by average allocated per item



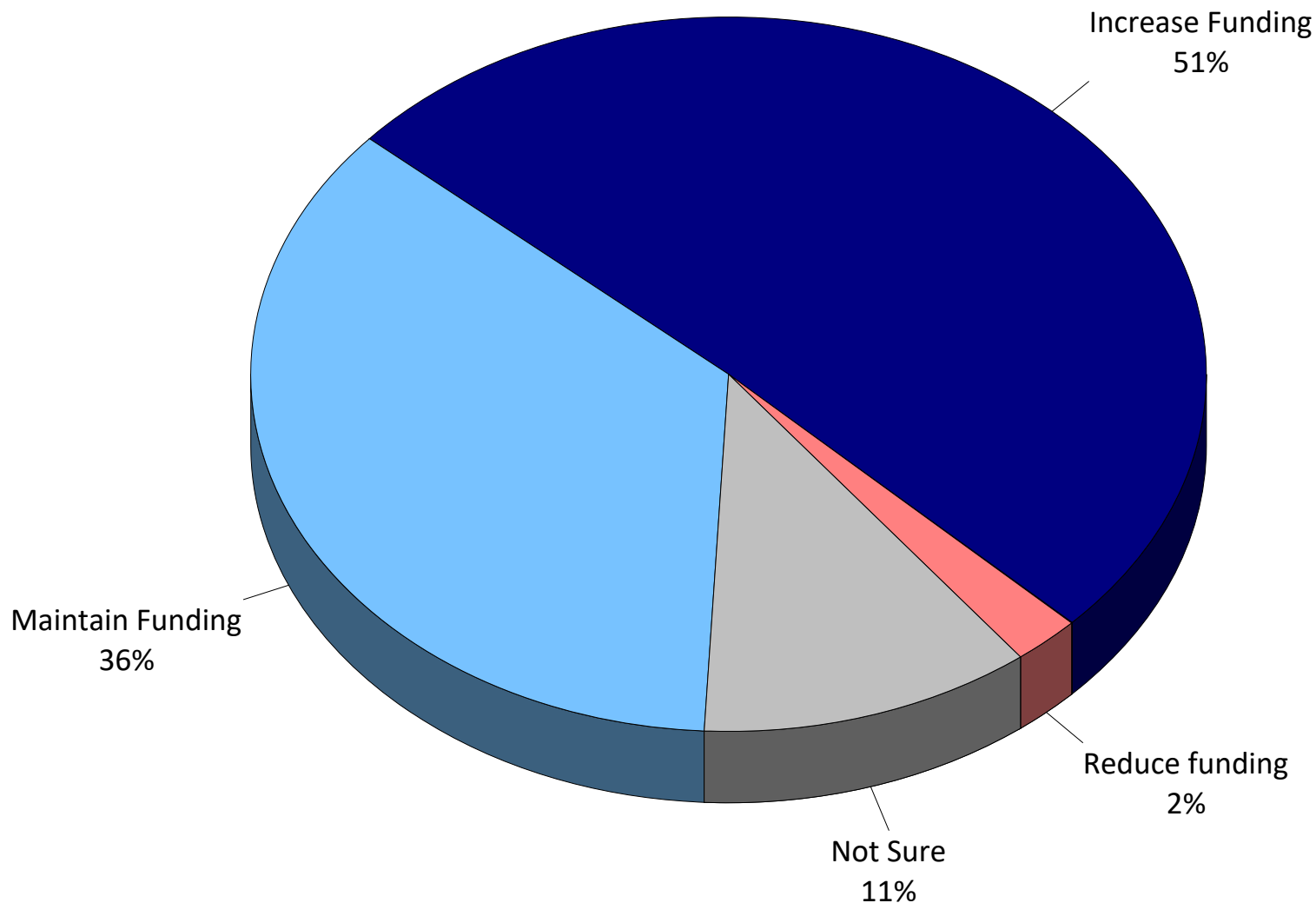
# Q14. Given the recent COVID-19 Pandemic, how has your and your household's perception of the value of parks, trails, open spaces and recreation changed?

by percentage of respondents (excluding "not provided")



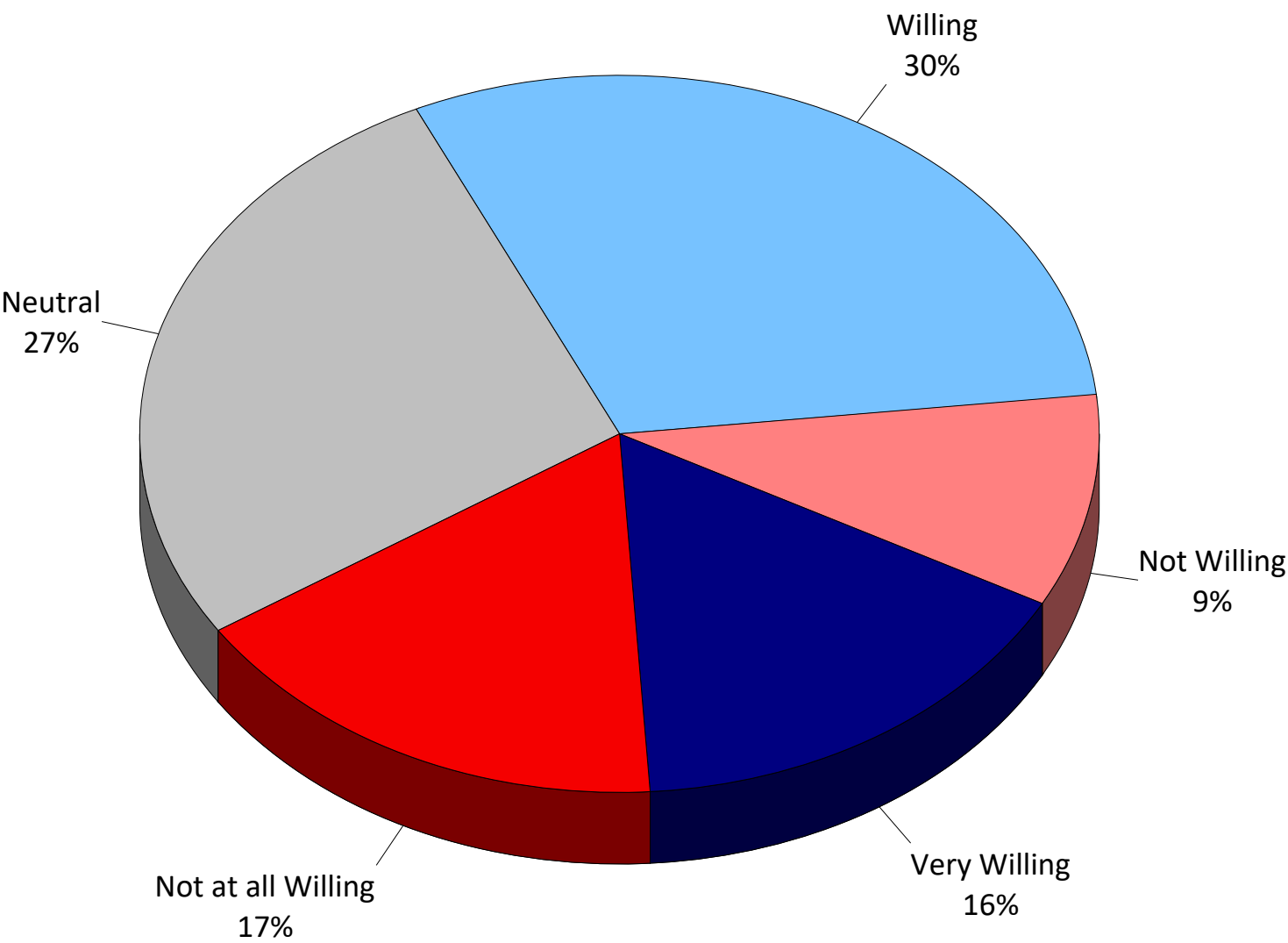
# Q15. Based on your perception of value in Question 14, how would you want the City of Oregon City to fund future parks, recreation, trails and open space needs?

by percentage of respondents (excluding "not provided")



**Q16. How willing would you be to pay additional taxes or fees to acquire, develop, and maintain the types of parks, recreation, and trail facilities that are most important to your household?**

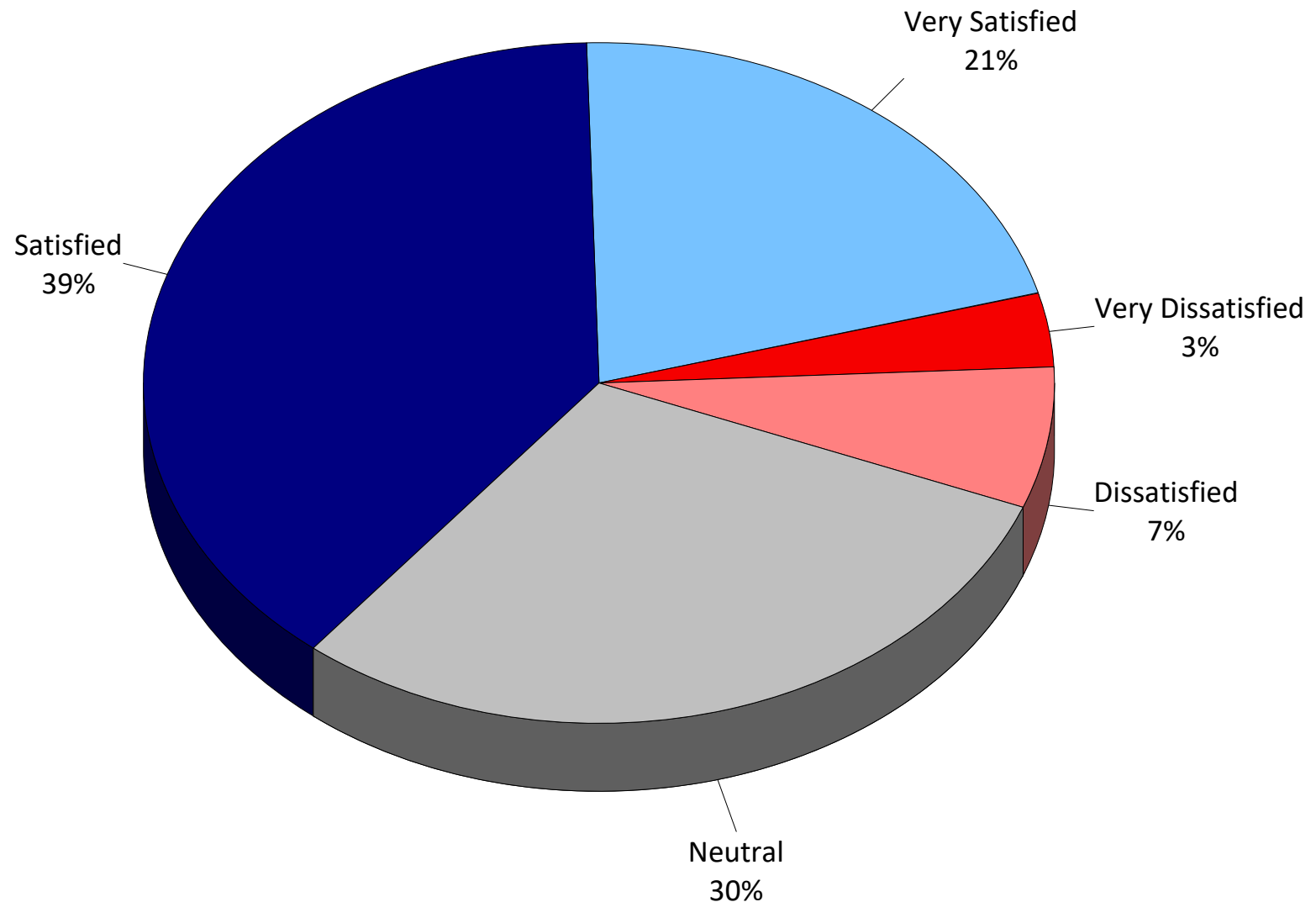
by percentage of respondents (excluding "don't know")





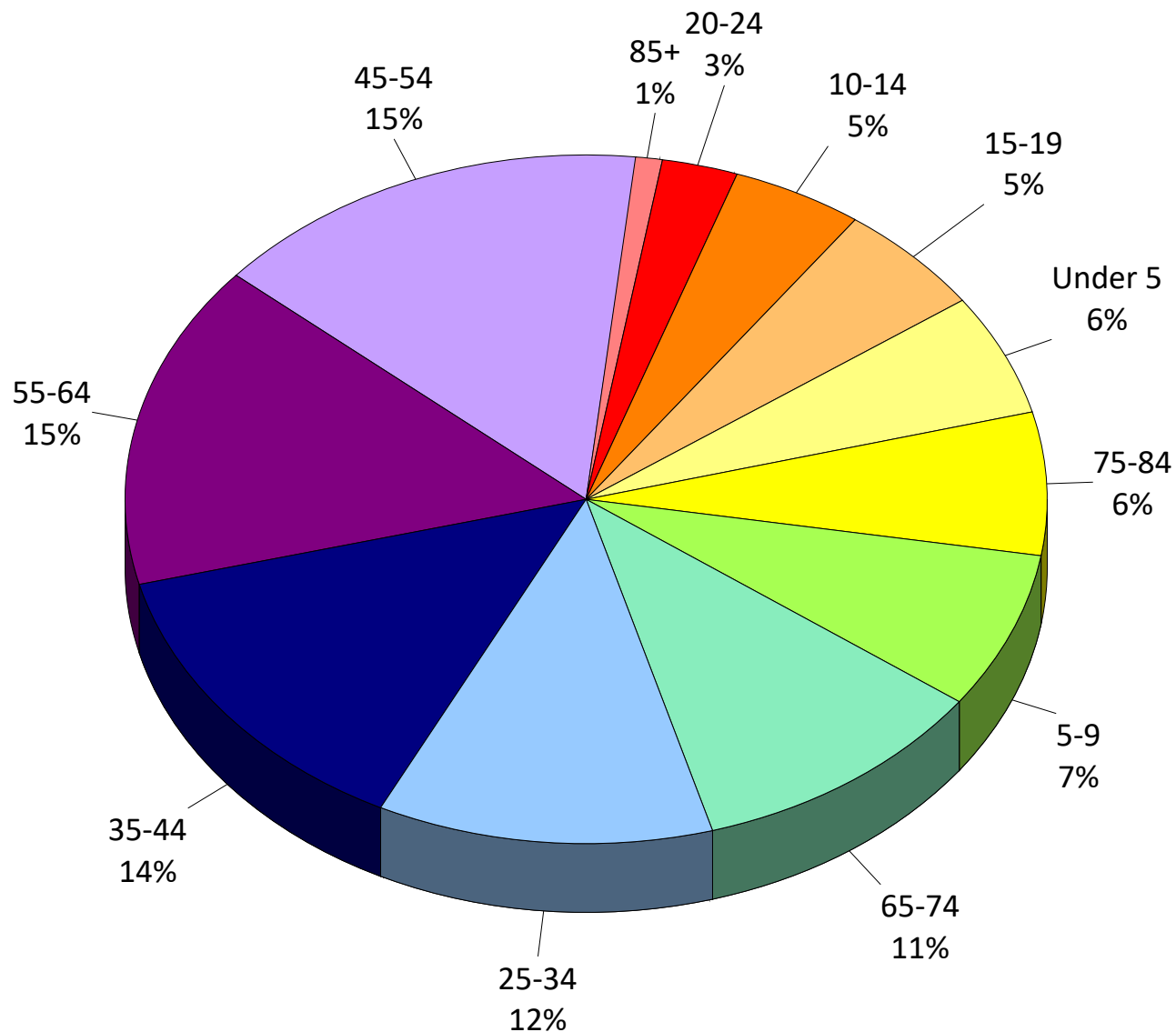
# Q17. Please rate your level of satisfaction with the overall value your household receives from Oregon City Parks and Recreation.

by percentage of respondents (excluding "don't know")



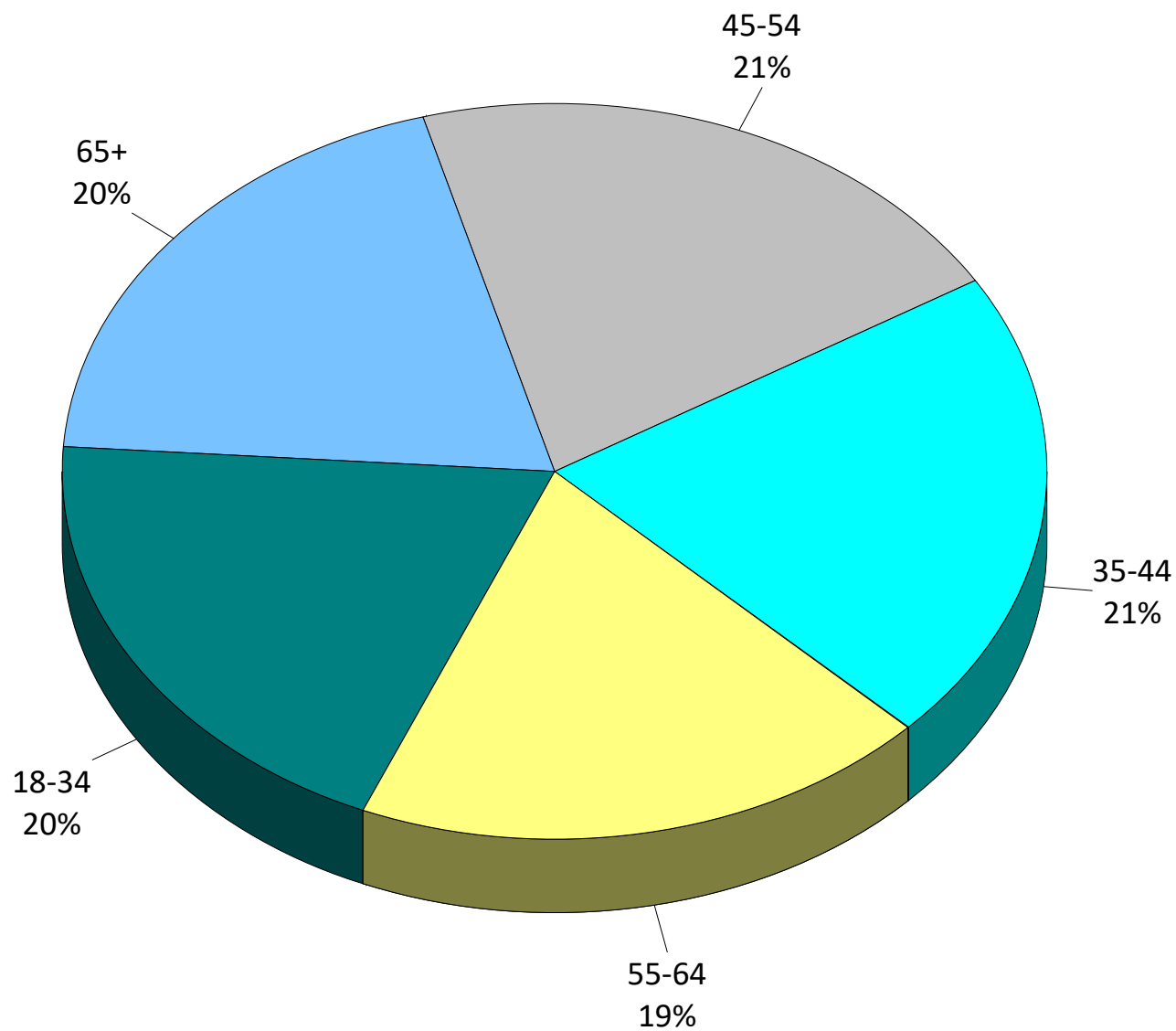
# Q18. Including yourself, how many people in your household are in the following age groups?

by percentage of persons in household



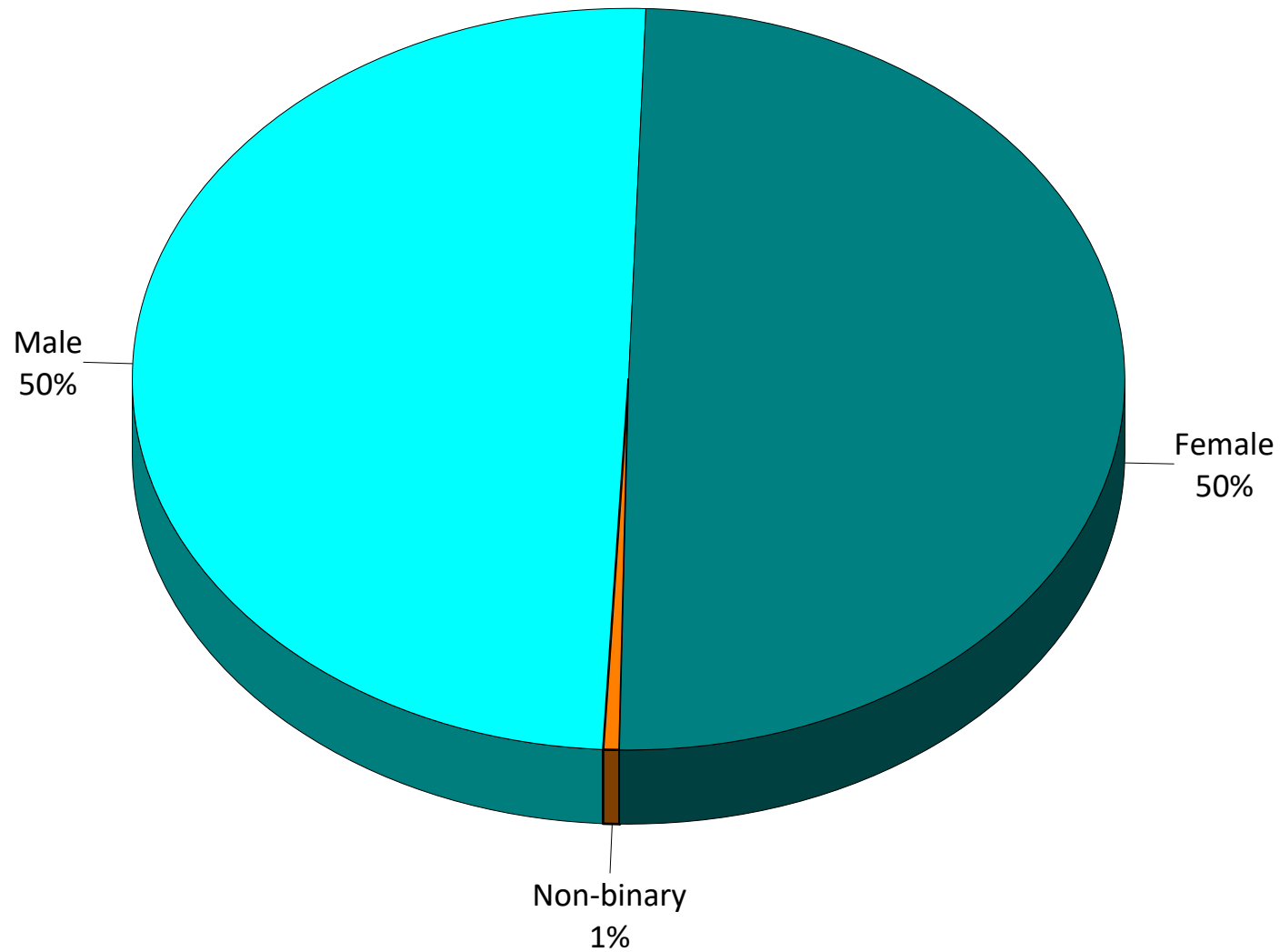
# Q19. Respondent Age

by percentage of respondents (excluding "not provided")



## Q20. Your gender:

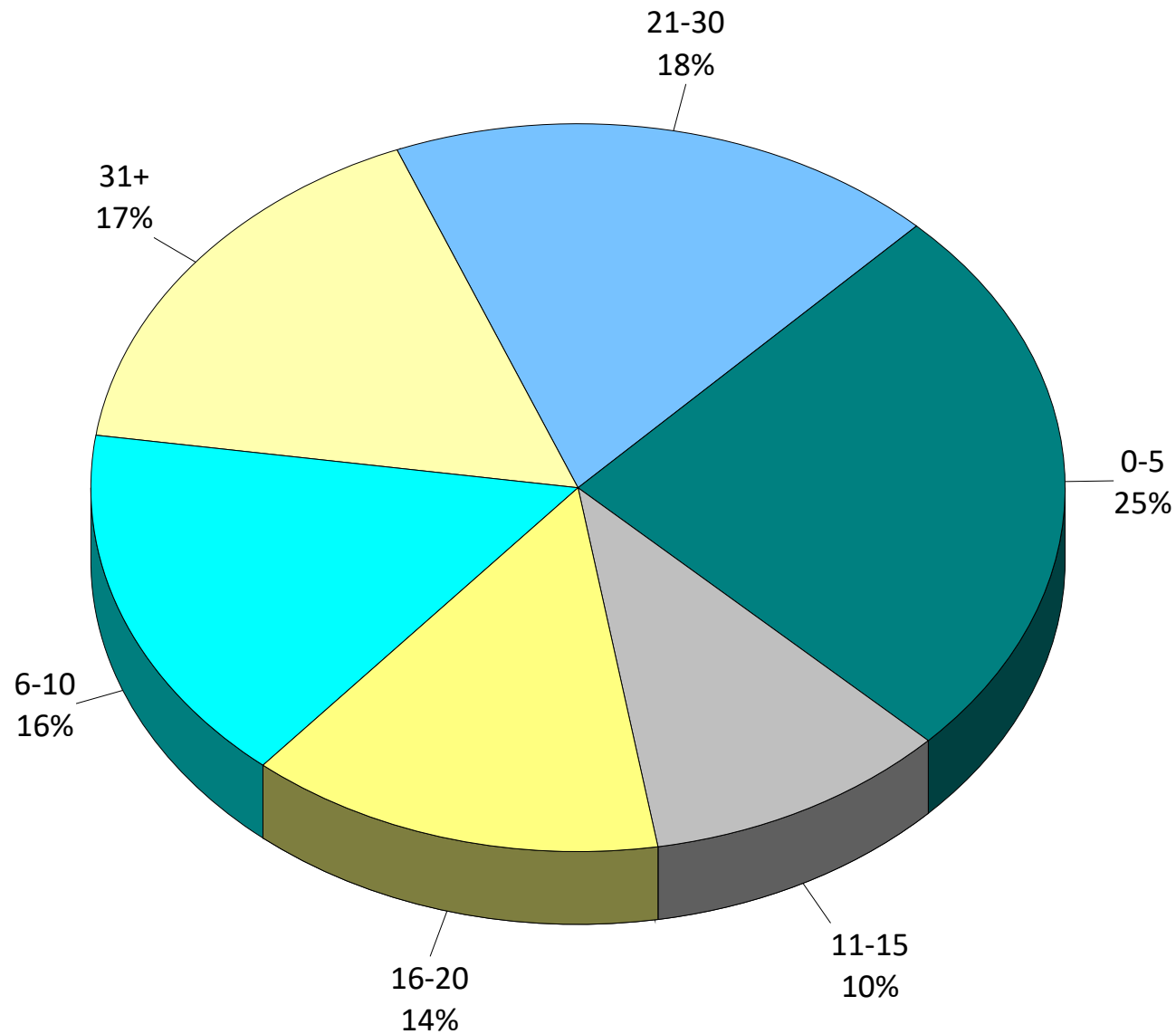
by percentage of respondents (excluding “prefer not to answer”)





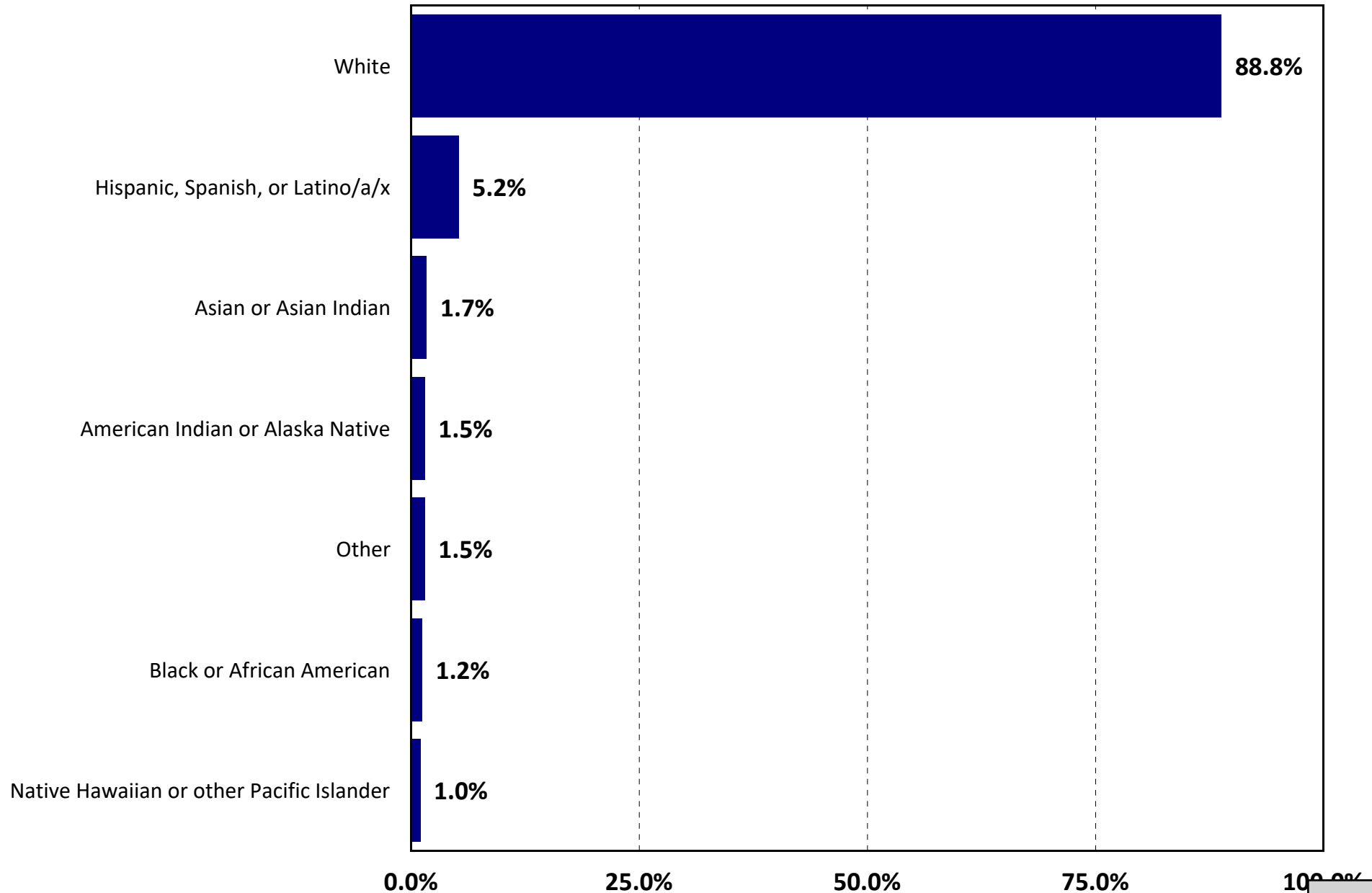
# Q21. Years Lived in Oregon City

by percentage of respondents (excluding "not provided")



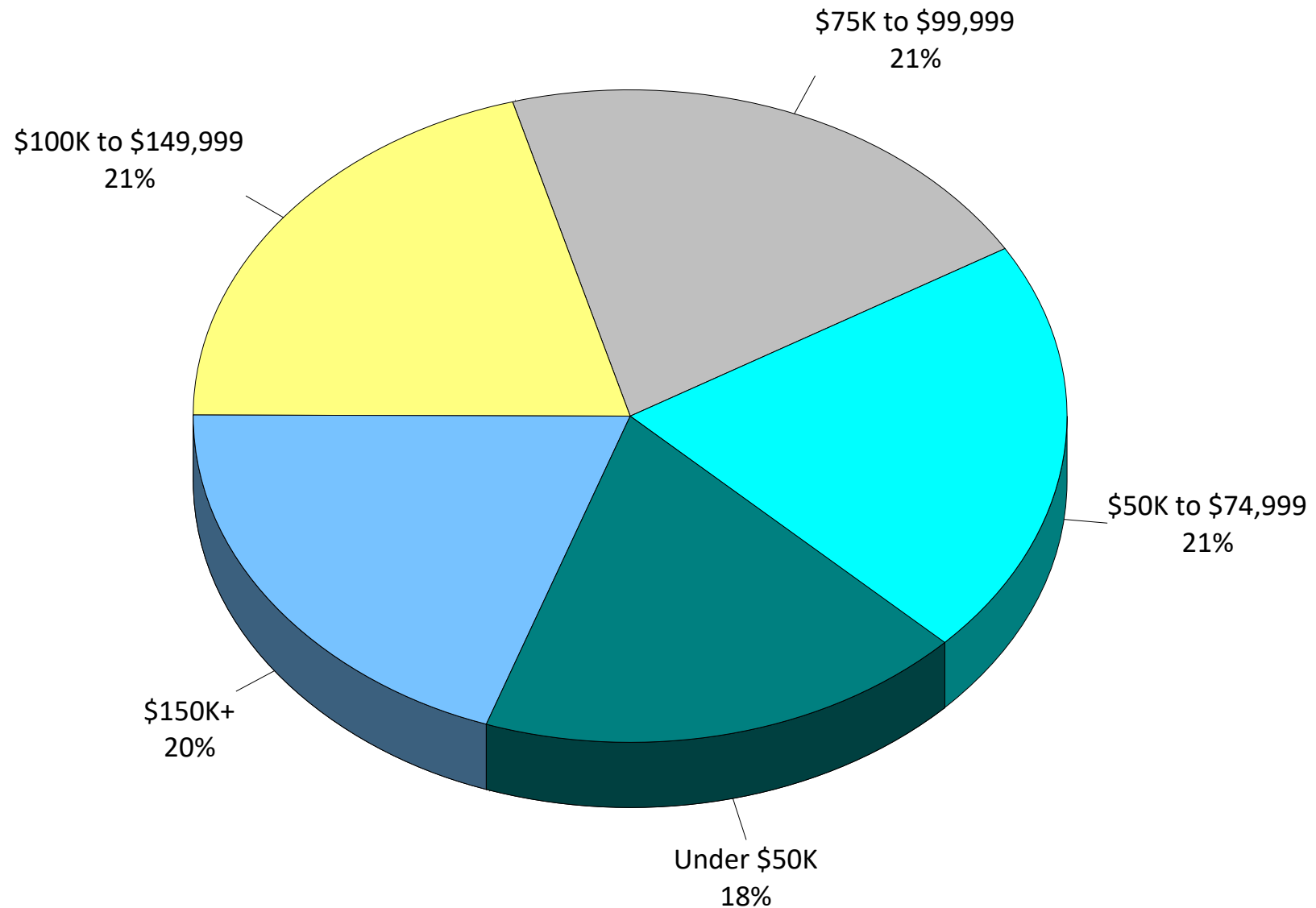
## Q22. Which of the following best describes your race/ethnicity?

by percentage of respondents



# Q23. What is your annual household income?

by percentage of respondents (excluding "prefer not to respond")



## APPENDIX D: VOLUNTEER/PARTNERSHIP RECOMMENDED PRACTICES & RECOMMENDATIONS

### RECOMMENDED PRACTICES IN VOLUNTEER MANAGEMENT

In developing a volunteer policy, some best practices that the Department should be aware of include:

- Involve volunteers in cross-training to expose them to various organizational functions and increase their skill. This can also increase their utility, allowing for more flexibility in making work assignments, and can increase their appreciation and understanding of the Department.
- Ensure a Volunteer Coordinator (a designated program staff member with volunteer management responsibility) and associated staff stay fully informed about the strategic direction of the agency overall, including strategic initiatives for all divisions. Periodically identify, evaluate, or revise specific tactics the volunteer services program should undertake to support the larger organizational mission.
- A key part of maintaining the desirability of volunteerism in the agency is developing a good reward and recognition system. The consultant team recommends using tactics similar to those found in frequent flier programs, wherein volunteers can use their volunteer hours to obtain early registration at programs, or discounted pricing at certain programs, rentals or events, or any other City function. Identify and summarize volunteer recognition policies in a Volunteer Policy document. The Department should ensure that it is compliant with State Board of Accounts' requirements as the volunteer program and recognition is developed.
- Create and then regularly review and update volunteer position descriptions, as needed. Include an overview of the volunteer position lifecycle in the Volunteer Manual, including the procedure for creating a new position. Develop volunteer manual or use a credible organization's volunteer program, specializing in volunteer management to build the Department's volunteer program.
- Add end-of-lifecycle process steps to the Volunteer Manual to ensure that there is formal documentation of resignation or termination of volunteers. Also include ways to monitor and track reasons for resignation/termination and perform exit interviews with outgoing volunteers when able.

In addition to number of volunteers and volunteer hours, categorization and tracking volunteerism by type and extent of work, is important:

- **Regular volunteers:** Those volunteers whose work is continuous, provided their work performance is satisfactory and there is a continuing need for their services.
- **Special event volunteers:** Volunteers who help with a particular event with no expectation that they will return after the event is complete.
- **Episodic volunteers:** Volunteers who help with a particular project type on a recurring or irregular basis with no expectation that they will return for other duties.
- **Volunteer interns:** Volunteers who have committed to work for the agency to fulfill a specific higher-level educational learning requirement.
- **Community service volunteers:** Volunteers who are volunteering over a specified period to fulfill a community service requirement.
- The full list of NRPA Recommended Guidelines for Credentialing Volunteers can be found [here](#).

The Department should encourage employees to volunteer in the community. Exposure of staff to the community in different roles (including those not related to parks and recreation) will raise awareness





of the agency and its volunteer program. It also helps staff understand the role and expectations of a volunteer if they can experience it for themselves.

#### RECOMMENDED PRACTICE FOR ALL PARTNERSHIPS

All partnerships developed and maintained by the Department should adhere to common policy requirements. These include:

- Each partner will meet with or report to the Department staff on a regular basis to plan and share activity-based costs and equity invested.
- Partners will establish measurable outcomes and work through key issues to focus on for the coming year to meet the desired outcomes.
- Each partner will focus on meeting a balance of equity agreed to and track investment costs accordingly.
- Measurable outcomes will be reviewed quarterly and shared with each partner, with adjustments made as needed.
- A working partnership agreement will be developed and monitored together on a quarterly or as-needed basis.
- Each partner will assign a liaison to serve each partnership agency for communication and planning purposes.

#### POLICY RECOMMENDATIONS FOR PUBLIC/PRIVATE PARTNERSHIPS

The recommended policies and practices for public/private partnerships that may include businesses, private groups, private associations, or individuals who desire to make a profit from use of the Department's facilities or programs are detailed below. These can also apply to partnerships where a private party wishes to develop a facility on park property, to provide a service on publicly owned property, or who has a contract with the agency to provide a task or service on the agency's behalf at public facilities. These unique partnership principles are as follows:

- Upon entering into an agreement with a private business, group, association or individual, the Department staff and political leadership must recognize that they must allow the private entity to meet their financial objectives within reasonable parameters that protect the mission, goals and integrity of the Department.
- As an outcome of the partnership, the Department must receive a designated fee that may include a percentage of gross revenue dollars less sales tax on a regular basis, as outlined in the contract agreement.
- The working agreement of the partnership must establish a set of measurable outcomes to be achieved, as well as the tracking method of how those outcomes will be monitored by the agency. The outcomes will include standards of quality, financial reports, customer satisfaction, payments to the agency, and overall coordination with the Department for the services rendered.
- Depending on the level of investment made by the private contractor, the partnership agreement can be limited to months, a year or multiple years.
- If applicable, the private contractor will provide a working management plan annually that they will follow to ensure the outcomes desired by the Department. The management plan can and will be negotiated, if necessary. Monitoring the management plan will be the responsibility of both partners. The agency must allow the contractor to operate freely in their best interest, as long as the outcomes are achieved, and the terms of the partnership agreement are adhered to.

## Parks and Recreation Master Plan

- The private contractor cannot lobby agency advisory or governing boards for renewal of a contract. Any such action will be cause for termination. All negotiations must be with the Department Director or their designee.
- The agency has the right to advertise for private contracted partnership services or negotiate on an individual basis with a bid process based on the professional level of the service to be provided.
- If conflicts arise between both partners, the highest-ranking officers from both sides will try to resolve the issue before going to each partner's legal counsel. If none can be achieved, the partnership shall be dissolved.

### PARTNERSHIP OPPORTUNITIES

The Department currently has a strong network of recreation program partners. Therefore, the following recommendations are both an overview of existing partnership opportunities available to the Department, as well as a suggested approach to organizing partnership pursuits. This is not an exhaustive list of all potential partnerships that can be developed, but this list can be used as a reference tool for the agency to develop its own priorities in partnership development. The following five areas of focus are recommended:

1. **Operational Partners:** Other entities and organizations that can support the efforts of the Department to maintain facilities and assets, promote amenities and park usage, support site needs, provide programs and events, and/or maintain the integrity of natural/cultural resources through in-kind labor, equipment, or materials.
2. **Vendor Partners:** Service providers and/or contractors that can gain brand association and notoriety as a preferred vendor or supporter of the City or Department in exchange for reduced rates, services, or some other agreed upon benefit.
3. **Service Partners:** Nonprofit organizations and/or friends' groups that support the efforts of the agency to provide programs and events, and/or serve specific constituents in the community collaboratively.
4. **Co-Branding Partners:** Private, for-profit organizations that can gain brand association and notoriety as a supporter of the Department in exchange for sponsorship or co-branded programs, events, marketing and promotional campaigns, and/or advertising opportunities.
5. **Resource Development Partners:** A private, nonprofit organization with the primary purpose to leverage private sector resources, grants, other public funding opportunities, and resources from individuals and groups within the community to support the goals and objectives of the agency on mutually agreed strategic initiatives.



## APPENDIX E: PROGRAM CLASSIFICATION

| Core Program Area - Legend |              |                    |
|----------------------------|--------------|--------------------|
| Aquatics                   | Arts & Music | Community Services |
| Cultural & Enrichment      | Educational  | Events             |
| Fitness                    |              |                    |
| Socialization              |              |                    |

| Classifications            |                                  |                           |
|----------------------------|----------------------------------|---------------------------|
| Essential                  |                                  |                           |
| Health & Wellness Events   | Water Safety Classes             | Swim Lessons              |
| Lifeguard Certification    | SHIBA                            | Tax Assistance            |
| Reassurance                | Foot Clinic                      | Food Pantry               |
| Energy Assistance          | Estate Planning                  | Grief Support             |
| Addiction Support Services | Housing Rights & Resource Center | Meals on Wheels           |
| Noon Lunch                 | Transportation                   | Case Management           |
| Information and Assistance | Medicare Open Enrollment         | Health Equipment Loan     |
| Health Support Groups      | CPR/First Aid                    | Babysitting Certification |

| Classifications          |                              |                             |
|--------------------------|------------------------------|-----------------------------|
| Important                |                              |                             |
| Concerts in the Park     | Volunteer Recognition        | Oregon City Enhancement Day |
| Memorial Day Celebration | Parents of Murdered Children | Holiday Events              |
| Lap Swim                 | Water Exercise               | Rentals                     |
| Giving Tree              | Holiday Stockings            | Gifts to Meals on Wheels    |
| Financial Planning       | Meditation                   | Educational Trips           |
| Educational Seminars     | Nutrition Education          | AARP Safe Driving           |
| Restorative Healing Yoga | Hatha Yoga                   | Walking Club                |
| Retrofit Dance           | Zumba                        | Better Bones and Balance    |
| Line Dancing             | Beginner Yoga                | Tai Chi                     |
| Workout Rooms            | Pilates                      | Stretch and Tone            |

## Parks and Recreation Master Plan

| Classifications        |                                |                           |
|------------------------|--------------------------------|---------------------------|
| Value-Added            |                                |                           |
| Christmas Banquet      | Open Houses                    | Preserve Our Past Banquet |
| Daddy Daughter Dance   | Valentine's Day Dance          | Movies in the Park        |
| Swamp Swim             | Glow Swim                      | Swim Teams                |
| Recreation Swims       | Aquatic Events                 | Family Swim               |
| Watercolor             | Drawing & Oil                  | Chorus                    |
| Craft Classes          | Music Entertainment            | Ukulele                   |
| Crochet                | Knitting                       | Art Shows                 |
| Travel Programs        | Themed Dinners                 | Cultural Dancing          |
| Youth Camps            | Big Band Dancing               | Ballroom Dancing          |
| Ermatinger House Tours | Preserve Our Past Art & Poetry | Meditation                |
| Pinochle               | BINGO                          | Chess Club                |
| Mahjong                | Coffee Time                    | Book Club                 |
| Poker                  |                                |                           |





APPENDIX F: SIMILAR PROVIDERS

## OTHER SERVICE PROVIDERS

| <b><i>Name of Agency</i></b> | <b><i>Operator (Public/Private/Not for-Profit)</i></b> | <b><i>Price Comparison with your Services (Same / Lower / Higher)</i></b> |
|------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------|
| CPR for Life                 | Private                                                | Higher                                                                    |
| Easthem Community Camps      | Public                                                 | Lower                                                                     |
| 24 Hour Fitness              | Private                                                | Higher                                                                    |
| YMCA                         | Not-for-Profit                                         | Same                                                                      |

## Parks and Recreation Master Plan

## APPENDIX G: MINI BUSINESS PLAN

Program Area: \_\_\_\_\_

Completed By: \_\_\_\_\_ Date: \_\_\_\_\_

|  |
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|  |
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## DEPARTMENT VISION STATEMENT

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## DEPARTMENT MISSION STATEMENT

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## CORE PROGRAM AREA OUTCOMES

|  |
|--|
|  |
|--|

## SERVICE AREA PROFILE

Service Area Description:

Key Demographic Trends:

## TARGET MARKETS



|                        |                          |
|------------------------|--------------------------|
| <u>Primary Markets</u> | <u>Secondary Markets</u> |
|                        |                          |

**AGE SEGMENT APPEAL**

| Program/<br>Amenity | Length of<br>Experience | Age Segments |     |          |           |           |           |           |           |     |
|---------------------|-------------------------|--------------|-----|----------|-----------|-----------|-----------|-----------|-----------|-----|
|                     |                         | Under<br>5   | 6-8 | 9-<br>12 | 13-<br>18 | 19-<br>30 | 31-<br>45 | 46-<br>60 | 61-<br>75 | 76+ |
|                     |                         |              |     |          |           |           |           |           |           |     |
|                     |                         |              |     |          |           |           |           |           |           |     |
|                     |                         |              |     |          |           |           |           |           |           |     |
|                     |                         |              |     |          |           |           |           |           |           |     |
|                     |                         |              |     |          |           |           |           |           |           |     |
|                     |                         |              |     |          |           |           |           |           |           |     |

**PARTICIPATION/ATTENDANCE TRENDS**

| Program/<br>Amenity | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|                     |     |     |     |     |     |     |     |     |     |     |     |     |
|                     |     |     |     |     |     |     |     |     |     |     |     |     |
|                     |     |     |     |     |     |     |     |     |     |     |     |     |
|                     |     |     |     |     |     |     |     |     |     |     |     |     |
|                     |     |     |     |     |     |     |     |     |     |     |     |     |
|                     |     |     |     |     |     |     |     |     |     |     |     |     |

**S.W.O.T. ANALYSIS**

|                      |                   |
|----------------------|-------------------|
| <u>Strengths</u>     | <u>Weaknesses</u> |
| <u>Opportunities</u> | <u>Threats</u>    |

## Parks and Recreation Master Plan

## COST OF SERVICE ANALYSIS

| Program/<br>Amenity | Expenditures |       | Participant<br>s/<br>Attendanc<br>e | Revenue | Net Income<br>(Subsidy) |       | Cost per<br>Participant |       | Cost<br>Recovery |       |
|---------------------|--------------|-------|-------------------------------------|---------|-------------------------|-------|-------------------------|-------|------------------|-------|
|                     | Direct       | Total |                                     |         | Direct                  | Total | Direct                  | Total | Direct<br>t      | Total |
|                     |              |       |                                     |         |                         |       |                         |       |                  |       |
|                     |              |       |                                     |         |                         |       |                         |       |                  |       |
|                     |              |       |                                     |         |                         |       |                         |       |                  |       |
|                     |              |       |                                     |         |                         |       |                         |       |                  |       |
|                     |              |       |                                     |         |                         |       |                         |       |                  |       |
|                     |              |       |                                     |         |                         |       |                         |       |                  |       |
|                     |              |       |                                     |         |                         |       |                         |       |                  |       |

## MARKETING &amp; PRICING TACTICS

| Tactic | Responsible | Timeline |
|--------|-------------|----------|
|        |             |          |
|        |             |          |
|        |             |          |
|        |             |          |
|        |             |          |

## PERFORMANCE MEASURES

| Outcome (from p.1) | Performance Measure | Result |
|--------------------|---------------------|--------|
|                    |                     |        |
|                    |                     |        |
|                    |                     |        |
|                    |                     |        |
|                    |                     |        |
|                    |                     |        |
|                    |                     |        |
|                    |                     |        |

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_





## APPENDIX H: FACILITY CONDITION ASSESSMENTS

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# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Abernethy Creek  
1615 John Adams Street  
Oregon City, Oregon 97045

## PREPARED BY:

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

## BV CONTACT:

James A. Cave, RA  
Program Manager  
800.733.0660 x6554  
[Jim.cave@bvna.com](mailto:Jim.cave@bvna.com)

## BV PROJECT #:

148392.21R000-013.017

## DATE OF REPORT:

July 10, 2021

## ON SITE DATE:

March 16, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community park                                                                                                                                              |
| Main Address                      | 1615 John Adams Street, Oregon City, Oregon 97045                                                                                                           |
| Site Developed                    | 1996<br>Renovated 2011                                                                                                                                      |
| Lot Size                          | 2.1 acres (estimated)                                                                                                                                       |
| Number of Substantial Buildings   | None                                                                                                                                                        |
| Parking Spaces                    | Parking lot is made of Gravel                                                                                                                               |
| Date(s) of Visit                  | March 16, 2021                                                                                                                                              |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                        |
| On-site Point of Contact (POC)    | Jon Waverly, Facilities Maintenance Specialist<br>503.519.0377<br><a href="mailto:jwaverly@orccity.org">jwaverly@orccity.org</a>                            |
| Assessment and Report Prepared By | Konnye Zavala                                                                                                                                               |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.cave@bvna.com">Jim.cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                    |

## Park Findings and Deficiencies

### Historical Summary

The park was constructed in 1996. There is a creek that runs along the rear of the park.

### Site and Amenities

There is no site fencing and sidewalk for the property. There is one picnic table for the site. Parking consists of gravel; it is in fair condition.

### Recommended Additional Studies

No additional studies recommended at this time.



The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |           |                        |                       |                       |                         |                 |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|-----------------|
| System                       | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL           |
| Site Pavement                | -         | -                      | \$12,315              | \$15,145              | \$18,627                | \$46,087        |
| Site Development             | -         | -                      | -                     | \$1,048               | -                       | \$1,048         |
| <b>TOTALS</b>                | <b>-</b>  | <b>-</b>               | <b>\$12,400</b>       | <b>\$16,200</b>       | <b>\$18,700</b>         | <b>\$47,300</b> |

## Immediate Needs

Not applicable, no immediate needs were identified.

## Key Findings

Not applicable, no key findings were identified.

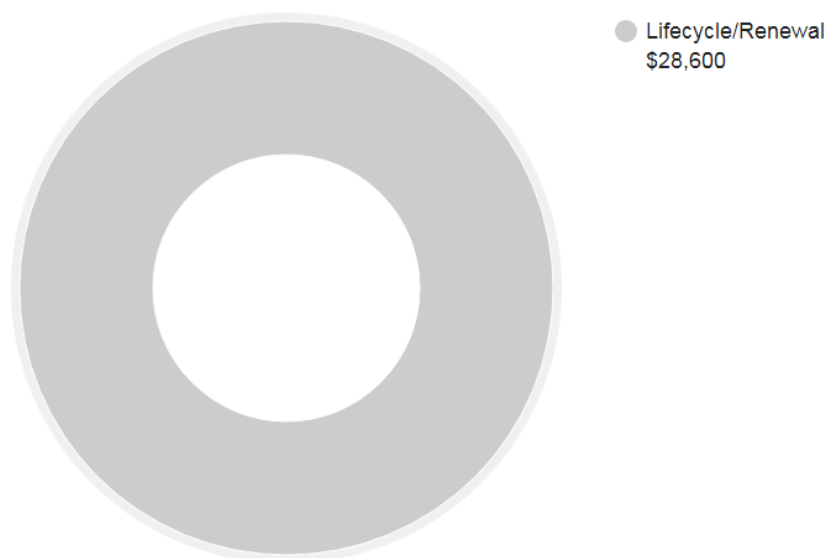
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$28,600

## 2. Abernethy Creek



### General Site Information

| Asset                        | Description                                                                                             | Quantity | Condition |
|------------------------------|---------------------------------------------------------------------------------------------------------|----------|-----------|
| Parking Lot                  | Aggregate/Stone                                                                                         | 1500 SF  | Fair      |
| Picnic Table                 | Wood/Composite                                                                                          | 1 EA     | Fair      |
| Landscaping and Topography   | No significant landscaping features<br>Irrigation not present<br>Low to moderate site slopes throughout |          |           |
| On-Site Vehicular Paving     | Gravel parking lot                                                                                      |          |           |
| Pedestrian paving and Trails | N/A                                                                                                     |          |           |
| On-Site Amenities            | Picnic Table                                                                                            |          |           |
| Ancillary Buildings          | N/A                                                                                                     |          |           |
| Fields and Lots              | N/A                                                                                                     |          |           |
| Storm Water Management       | Surface drainage to developed and undeveloped surroundings                                              |          |           |
| Accessibility                | Presently it does not appear an accessibility study is needed for the general site areas.               |          |           |
| Key Issues and Findings      | No major issues were found.                                                                             |          |           |

### 3. Property Space Use and Observed Areas

---

#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.



## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park was originally constructed in 1996. The park has been renovated over the past ten years.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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



## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Abernethy Creek, 1615 John Adams Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Konnye Zavala,  
Project Manager

**Reviewed by:**



---

Tammy Prusa,  
Technical Report Reviewer for  
James A. Cave,  
Program Manager  
[Jim.cave@bvna.com](mailto:Jim.cave@bvna.com)  
800.733.0660 x6554



1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



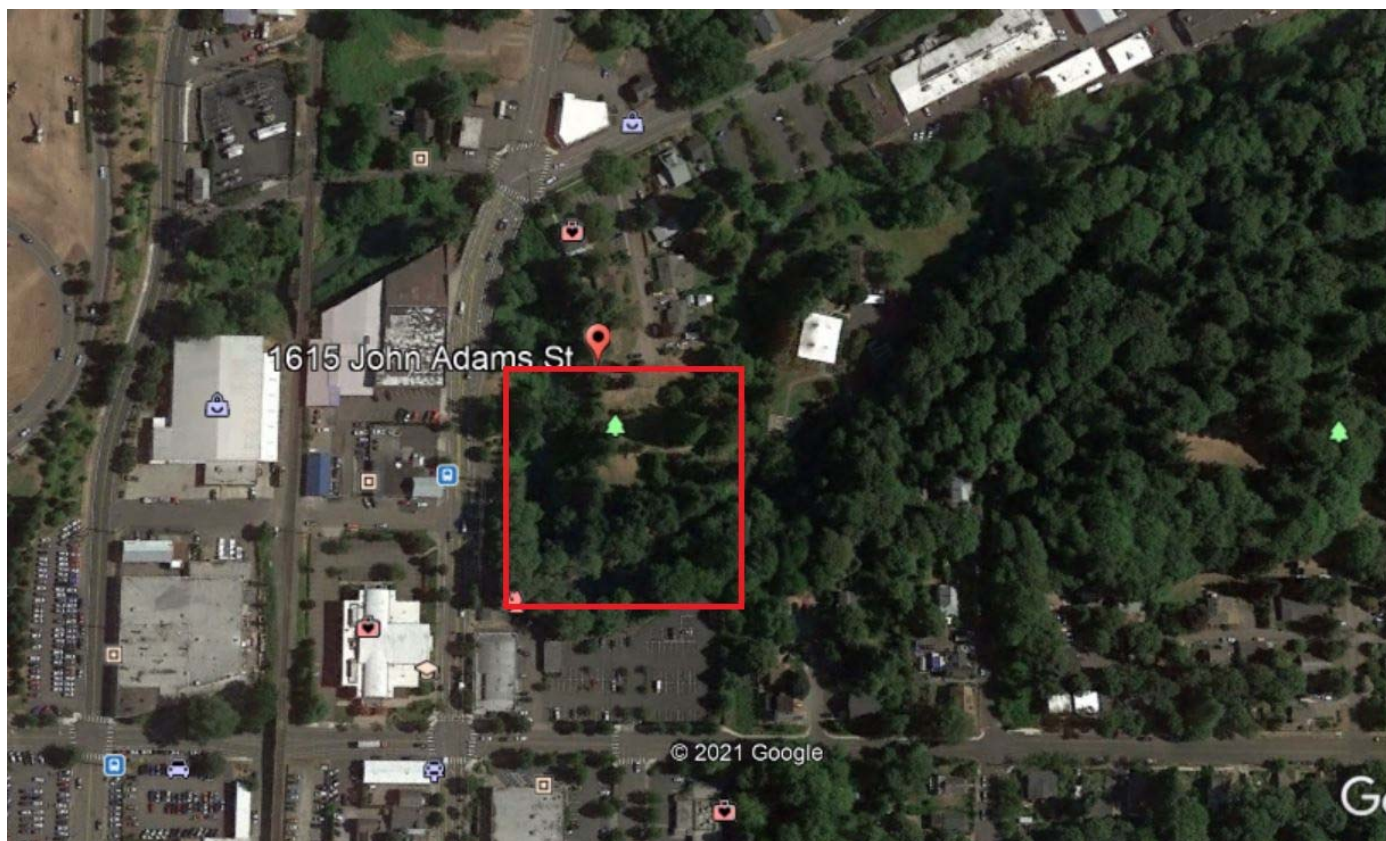
5

PARKING LOTS,  
AGGREGATE/STONE, SURFACE  
GRAVEL

6

PICNIC TABLE, WOOD





|  <p><b>BUREAU<br/>VERITAS</b></p> | Project Number        | Project Name                               |  |
|----------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------|---------------------------------------------------------------------------------------|
|                                                                                                                      | 148392.21R000-013.017 | Abernethy Creek<br>The City of Oregon City |                                                                                       |
|                                                                                                                      | Source                | On-Site Date                               |                                                                                       |
|                                                                                                                      | Google                | March 16, 2021                             |                                                                                       |



# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Abernathy Creek

**Name of person completing form:** Jon Waverly

**Title / Association w/ property:** Facilities Maintenance Manager

**Length of time associated w/ property:** 25

**Date Completed:** 3/16/2021

**Phone Number:** 503.519.0377

**Method of Completion:** INTERVIEW - verbally completed during interview

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

| Data Overview |                                                                                                        | Response            |                   |                                                       |
|---------------|--------------------------------------------------------------------------------------------------------|---------------------|-------------------|-------------------------------------------------------|
| 1             | Year(s) constructed                                                                                    | Constructed<br>1996 | Renovated<br>2011 | Renovations have been ongoing for the past ten years. |
| 2             | Building size in SF                                                                                    | SF                  |                   |                                                       |
| 3             | Major Renovation/Rehabilitation                                                                        |                     | Year              | Additional Detail                                     |
|               |                                                                                                        | Facade              |                   |                                                       |
|               |                                                                                                        | Roof                |                   |                                                       |
|               |                                                                                                        | Interiors           |                   |                                                       |
|               |                                                                                                        | HVAC                |                   |                                                       |
|               |                                                                                                        | Electrical          |                   |                                                       |
|               |                                                                                                        | Site Pavement       |                   |                                                       |
|               |                                                                                                        | Accessibility       |                   |                                                       |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         |                     |                   |                                                       |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? |                     |                   |                                                       |
| 6             | Describe any on-going extremely problematic, historically chronic, or immediate facility needs.        |                     |                   |                                                       |

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

Item 9b.

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

Konnye Agbolu

Signature of Assessor

Signature of POC

## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Abernathy Creek

**BV Project Number:** 148392.21R-00 - 013.017

### Facility History & Interview

|   | Question                                                                                               | Yes | No | NA | Comments |
|---|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1 | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | X  |    |          |
| 2 | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     | X  |    |          |
| 3 | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | X  |    |          |

### Abernathy Creek: Accessibility Issues

| Category                                | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues                                               | None* |
|-----------------------------------------|-----------------------------------------|--------------------------------------------|------------------------------------------------------------|-------|
| <b>Parking</b>                          |                                         |                                            |                                                            | X     |
| <b>Exterior Accessible Route</b>        |                                         |                                            | Entrance to the park is gravel. No concrete for ADA access |       |
| <b>Building Entrances</b>               | NA                                      |                                            |                                                            |       |
| <b>Interior Accessible Route</b>        | NA                                      |                                            |                                                            |       |
| <b>Elevators</b>                        | NA                                      |                                            |                                                            |       |
| <b>Public Restrooms</b>                 | NA                                      |                                            |                                                            |       |
| <b>Kitchens/Kitchenettes</b>            | NA                                      |                                            |                                                            |       |
| <b>Playgrounds &amp; Swimming Pools</b> | NA                                      |                                            |                                                            |       |
| <b>Other</b>                            | NA                                      |                                            |                                                            |       |

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

## Abernathy Creek: Photographic Overview



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking



Accessible ramp or path



Curb cut or 2nd pathway



| UF L3 Code                   | Location | Condition | Asset/Component/Repair                                   | Quantity | RUL | ID      |
|------------------------------|----------|-----------|----------------------------------------------------------|----------|-----|---------|
| Pedestrian Plazas & Walkways |          |           |                                                          |          |     |         |
| G2020                        | Site     | Fair      | Parking Lots, Aggregate/Stone, Surface Gravel, Replenish | 3,500 SF | 3   | 2929958 |
| Sitework                     |          |           |                                                          |          |     |         |
| G2060                        | Site     | Fair      | Picnic Table, Wood/Composite/Fiberglass                  | 1        | 10  | 2929959 |

Replacement Reserves Report

Abernethy Creek

Item 9b.

7/10/2021

| Location        | 2021 | 2022 | 2023 | 2024     | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031     | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038     | 2039 | 2040 | 2041 | Total Escalated Estimate |
|-----------------|------|------|------|----------|------|------|------|------|------|------|----------|------|------|------|------|------|------|----------|------|------|------|--------------------------|
| Abernethy Creek | \$0  | \$0  | \$0  | \$12,315 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$16,194 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$18,628 | \$0  | \$0  | \$0  | \$47,137                 |
| Grand Total     | \$0  | \$0  | \$0  | \$12,315 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$16,194 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$18,628 | \$0  | \$0  | \$0  | \$47,137                 |

| Uniformat Code                                          | ID      | Cost Description                                         | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023 | 2024     | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031     | 2032 | 2033 | 2034 | 2035 | 2036 | 2037     | 2038     | 2039 | 2040 | 2041 | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|----------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|------|------|----------|------|------|------|------|------|------|----------|------|------|------|------|------|----------|----------|------|------|------|----------------------------|
| G2020                                                   | 2929958 | Parking Lots, Aggregate/Stone, Surface Gravel, Replenish | 7              | 4    | 3   | 3500     | SF   | \$3.22      | \$11,270 |      |      |      | \$11,270 |      |      |      |      |      |      | \$11,270 |      |      |      |      |      | \$11,270 |          |      |      |      | \$33,810                   |
| G2060                                                   | 2929959 | Picnic Table, Wood/Composite/Fiberglass, Replace         | 20             | 10   | 10  | 1        | EA   | \$780.00    | \$780    |      |      |      |          |      |      |      |      |      |      | \$780    |      |      |      |      |      |          |          |      |      |      | \$780                      |
| Totals, Unescalated                                     |         |                                                          |                |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$11,270 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$12,050 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0      | \$11,270 | \$0  | \$0  | \$0  | \$34,590                   |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                          |                |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$12,315 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$16,194 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0      | \$18,628 | \$0  | \$0  | \$0  | \$47,137                   |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Atkinson Park  
1601 Jackson Street,  
Oregon City, Oregon 97045

## **PREPARED BY:**

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

## **BV CONTACT:**

James A. Cave, RA  
Program Manager  
800.733.0660 x6554  
[Jim.Cave@bvna.com](mailto:Jim.Cave@bvna.com)

## **BV PROJECT #:**

148392.21R000-014.017

## **DATE OF REPORT:**

July 10, 2021

## **ON SITE DATE:**

April 8, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Small neighborhood park                                                                                                                                      |
| Main Address                      | 1601 Jackson Street, Oregon City, Oregon 97045                                                                                                               |
| Site Developed                    | Unknown but more than 10 years old                                                                                                                           |
| Lot Size                          | 5.5 acres (estimated)                                                                                                                                        |
| Number of Substantial Buildings   | 1                                                                                                                                                            |
| Parking Spaces                    | None                                                                                                                                                         |
| Date(s) of Visit                  | April 8, 2021                                                                                                                                                |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orc.org">dconrad@orc.org</a>                                 |
| On-site Point of Contact (POC)    | NA, the on-site inspection was performed without the assistance of a POC.                                                                                    |
| Assessment and Report Prepared By | Rashad Alnial and Bhaskar Ale                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:jim.cave@bvna.com">jim.cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |



## Park Findings and Deficiencies

### Historical Summary

Atkinson Park is located in the city of Oregon City at the intersection of Jackson St and 16<sup>th</sup> St. The park includes swing set, picnic shelter and an unused restroom building.

### Architectural

The only building onsite was an unused restroom building and a picnic shelter. The restroom building appears to be generally intact without obvious indications of major deficiencies except for graffiti on the interiors. The picnic shelter appears to be nearing the end of its useful life and replacement should be considered.

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

There is heating or cooling onsite at the restroom building or picnic. Plumbing is limited to the restroom building lavatories and water closets.

### Site & Amenities

The asphalt walkways and parking areas show significant signs of cracks and depressions requiring repairs. The playground equipment appears to be fairly minimal and outdated and consideration should be given for full replacement with new equipment and surfacing.

### Recommended Additional Studies

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

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |                 |                        |                       |                       |                         |                  |
|------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                       | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Facade                       | -               | -                      | \$3,292               | -                     | \$4,424                 | \$7,716          |
| Roofing                      | -               | -                      | -                     | \$16,579              | -                       | \$16,579         |
| Interiors                    | -               | \$2,276                | \$1,704               | -                     | \$2,290                 | \$6,270          |
| Plumbing                     | -               | -                      | \$6,818               | -                     | -                       | \$6,818          |
| Electrical                   | -               | -                      | -                     | \$12,491              | -                       | \$12,491         |
| Special Construction & Demo  | -               | -                      | \$41,733              | -                     | -                       | \$41,733         |
| Site Development             | \$71,900        | -                      | \$54,868              | \$67,715              | \$223,898               | \$418,381        |
| Site Utilities               | -               | -                      | -                     | \$29,351              | -                       | \$29,351         |
| Site Pavement                | -               | -                      | -                     | -                     | -                       | -                |
| Accessibility                | \$9,750         | -                      | -                     | -                     | -                       | \$9,750          |
| <b>TOTALS</b>                | <b>\$81,700</b> | <b>\$2,300</b>         | <b>\$108,500</b>      | <b>\$126,200</b>      | <b>\$230,700</b>        | <b>\$549,400</b> |

## Immediate Needs

### Immediate Needs Report

| Facility/Building | Total Items | Total Cost      |
|-------------------|-------------|-----------------|
| Atkinson Park     | 3           | \$81,700        |
| <b>Total</b>      | <b>3</b>    | <b>\$81,700</b> |

#### Atkinson Park

| ID                     | Location         | Location<br>Description | UF<br>Code | Description                                                                   | Condition | Plan Type                | Cost            |
|------------------------|------------------|-------------------------|------------|-------------------------------------------------------------------------------|-----------|--------------------------|-----------------|
| 2969450                | Atkinson<br>Park | Throughout              | Y1090      | ADA Miscellaneous, Level III Study,<br>Includes Measurements, Evaluate/Report | NA        | Accessibility            | \$9,800         |
| 3139110                | Atkinson<br>Park | Playground              | G2050      | Play Structure, Multipurpose, Large,<br>Replace                               | NA        | Modernization/Adaptation | \$45,500        |
| 3139109                | Atkinson<br>Park | Playground              | G2050      | Playground Surfaces, Engineered Wood<br>Fiber, and borders, Install           | NA        | Modernization/Adaptation | \$26,400        |
| <b>Total (3 items)</b> |                  |                         |            |                                                                               |           |                          | <b>\$81,700</b> |

## Key Findings

**Sidewalk in Poor condition.**

Asphalt  
Atkinson Park Site

Unifomat Code: G2031  
Recommendation: **Replace in 2044**

Priority Score: **85.0**

Plan Type:  
Performance/Integrity

Cost Estimate: \$39,300

\$\$\$\$

Asphalt pavement is in poor condition and showing signs of cracking and depressions. - AssetCALC ID: 2967349

**Toilet Partitions in Poor condition.**

Metal  
Atkinson Park Restroom Building

Unifomat Code: C1094  
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Paint interior partitions that have graffiti. - AssetCALC ID: 2969438

**ADA Miscellaneous**

Level III Study, Includes Measurements  
Atkinson Park Throughout

Unifomat Code: Y1091  
Recommendation: **Evaluate/Report in 2021**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$9,800

\$\$\$\$

ADA study required - AssetCALC ID: 2969450

**Play Structure**

Multipurpose, Large  
Atkinson Park Playground

Unifomat Code: G2055  
Recommendation: **Replace in 2021**

Priority Score: **55.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$45,500

\$\$\$\$

- AssetCALC ID: 3139110

Playground Surfaces

Priority Score: 55.9

Engineered Wood Fiber, and borders  
Atkinson Park Playground

Plan Type:  
Modernization/Adaptation

Unifomat Code: G2055  
Recommendation: **Install in 2021**

Cost Estimate: \$26,400

\$\$\$\$

- AssetCALC ID: 3139109



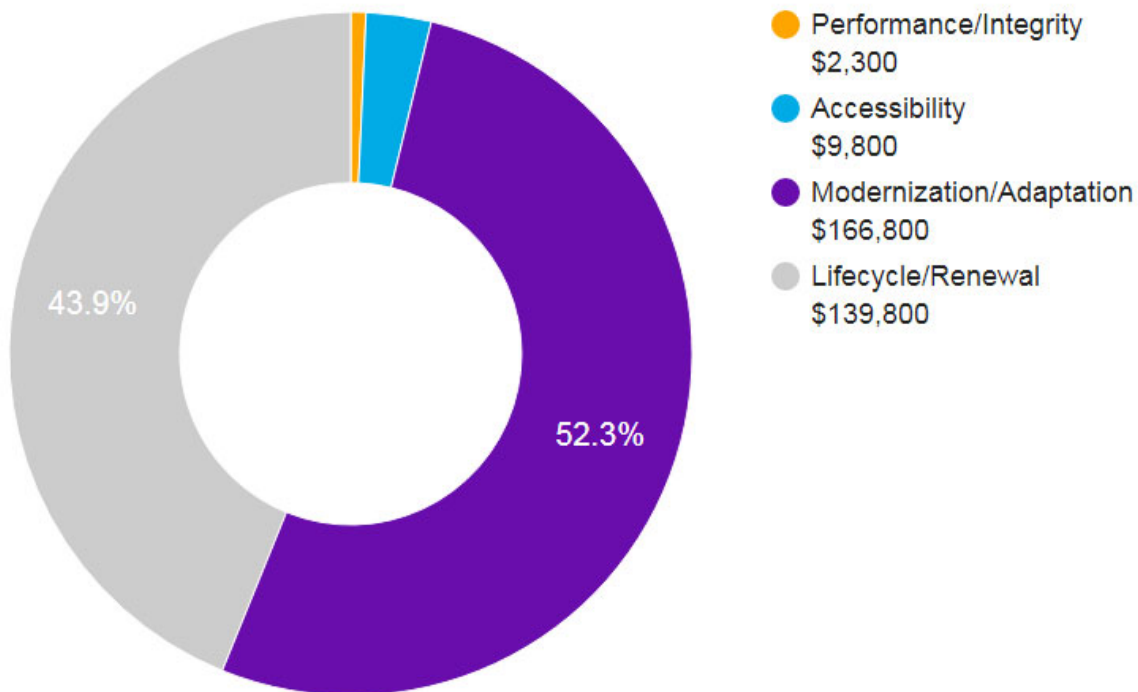
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$318,700

2. Restroom Building



Restroom Building: Systems Summary

|                       |                                                                                                    |           |
|-----------------------|----------------------------------------------------------------------------------------------------|-----------|
| Address               | 1601 Jackson Street, Oregon City, Oregon 97045                                                     |           |
| Constructed/Renovated | Unknown                                                                                            |           |
| Building Size         | 550 SF                                                                                             |           |
| Number of Stories     | 1                                                                                                  |           |
| System                | Description                                                                                        | Condition |
| Structure             | Masonry bearing walls and wood-framed roofs                                                        | Fair      |
| Façade                | Wood siding with no windows                                                                        | Fair      |
| Roof                  | Primary: Gable construction with metal finish                                                      | Fair      |
| Interiors             | Walls: Painted CMU<br>Floors: Concrete<br>Ceilings: Unfinished/exposed                             | Poor      |
| Elevators             | None                                                                                               | --        |
| Plumbing              | Copper supply and cast-iron waste & venting<br>No hot water<br>Toilets, and sinks in all restrooms | Fair      |

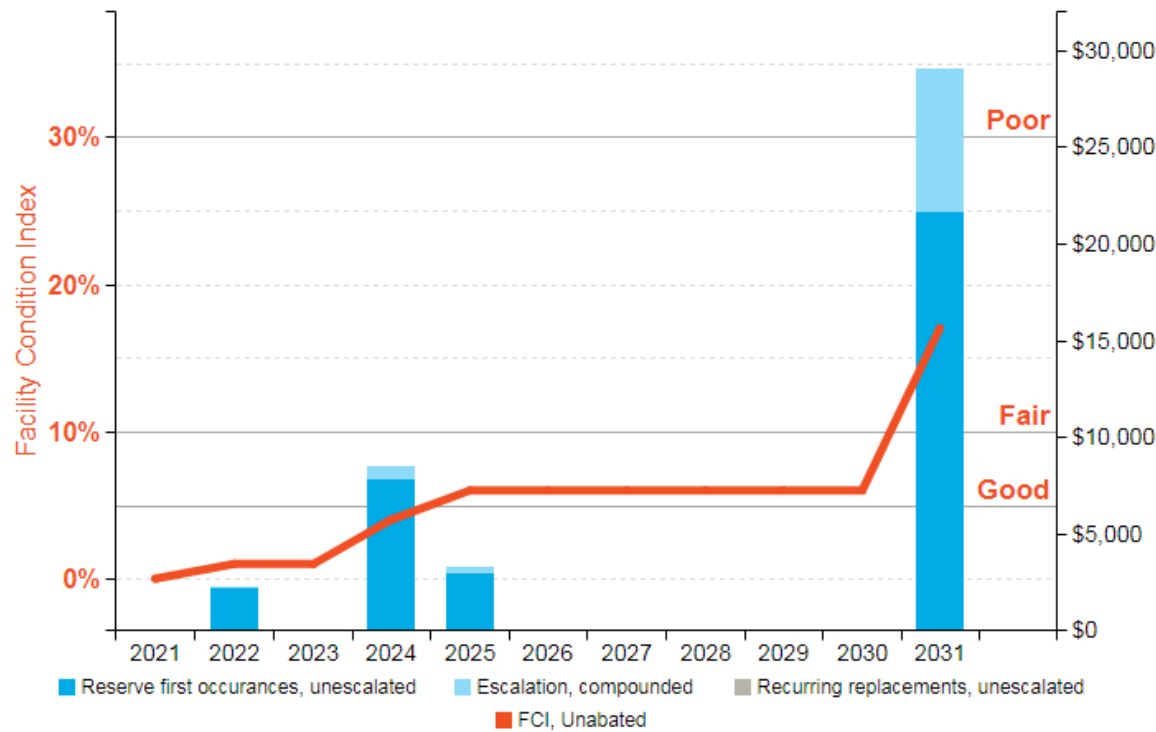
| Restroom Building: Systems Summary |                                                                                                   |      |
|------------------------------------|---------------------------------------------------------------------------------------------------|------|
| <b>HVAC</b>                        | None                                                                                              | --   |
| <b>Fire Suppression</b>            | None                                                                                              | --   |
| <b>Electrical</b>                  | Source & Distribution: Main panel with copper wiring<br>Interior Lighting: T-8<br>Emergency: None | Fair |
| <b>Fire Alarm</b>                  | None                                                                                              | --   |
| <b>Equipment/Special</b>           | None                                                                                              | --   |
| <b>Accessibility</b>               | Presently it does not appear an accessibility study is needed for this building.                  |      |
| <b>Key Issues and Findings</b>     | Graffiti on the partition walls                                                                   |      |

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

Restroom Building: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Atkinson Park  
restroom

Replacement Value: \$ 248,050; Inflation rate: 3.0%





### 3. General Park Summary



| General Site Information            |                                                                                                  |          |           |
|-------------------------------------|--------------------------------------------------------------------------------------------------|----------|-----------|
| Asset                               | Description                                                                                      | Quantity | Condition |
| <b>Play Structures</b>              | Swing sets and multi-purpose                                                                     | 3 EA     | Fair      |
| <b>Gazebos</b>                      | Metal and wood framed                                                                            | 550 SF   | Fair      |
| <b>Landscaping and Topography</b>   | Limited landscaping features<br>Irrigation not present<br>Low to moderate site slopes throughout |          |           |
| <b>On-Site Vehicular Paving</b>     | No parking onsite                                                                                |          |           |
| <b>Pedestrian paving and Trails</b> | Asphalt pathways and gravel trails                                                               |          |           |
| <b>On-Site Amenities</b>            | Picnic tables, benches grills                                                                    |          |           |
| <b>Ancillary Buildings</b>          | Shelter                                                                                          |          |           |
| <b>Fields and Lots</b>              | None                                                                                             |          |           |
| <b>Storm Water Management</b>       | Surface drainage to developed surroundings                                                       |          |           |

| General Site Information |                                                                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessibility            | Potential moderate/major issues have been identified associated with the general site areas and a detailed accessibility study is recommended. |
| Key Issues and Findings  | Severe alligator cracking on asphalt walkway.                                                                                                  |

## 4. Property Space Use and Observed Areas

### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 5. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park original construction is unknown.

The following table summarizes the accessibility conditions of the general site and at each major building within the park:

| Park: Accessibility Summary |                                  |                                  |                                            |
|-----------------------------|----------------------------------|----------------------------------|--------------------------------------------|
| <i>Facility</i>             | <i>Year Built/<br/>Renovated</i> | <i>Prior Study<br/>Provided?</i> | <i>Major/Moderate<br/>Issues Observed?</i> |
| Restroom Building           | UNKNOWN                          | No                               | No                                         |
| General Park                | UNKNOWN                          | No                               | Yes                                        |



No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings and/or amenities identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 6. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 7. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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



## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 8. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Atkinson Park, 1601 Jackson Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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1

COVER PHOTO

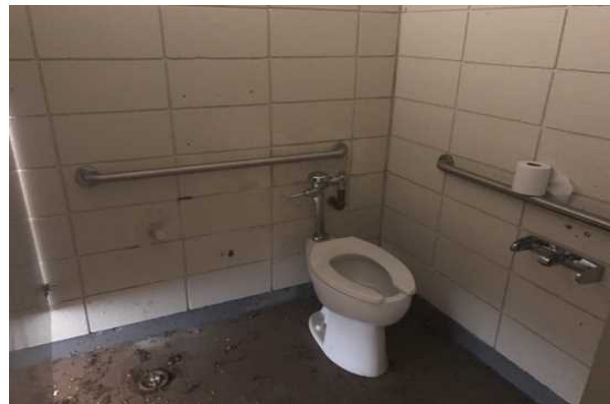


2

RESTROOM BUILDING -  
ABANDONED

3

ROOFING, METAL



4

RESTROOM



5

ELECTRICAL PANEL



6

GAZEBO STRUCTURE





7

GRILL



8

PLAY STRUCTURE



9

PLAY STRUCTURE, SWING SET



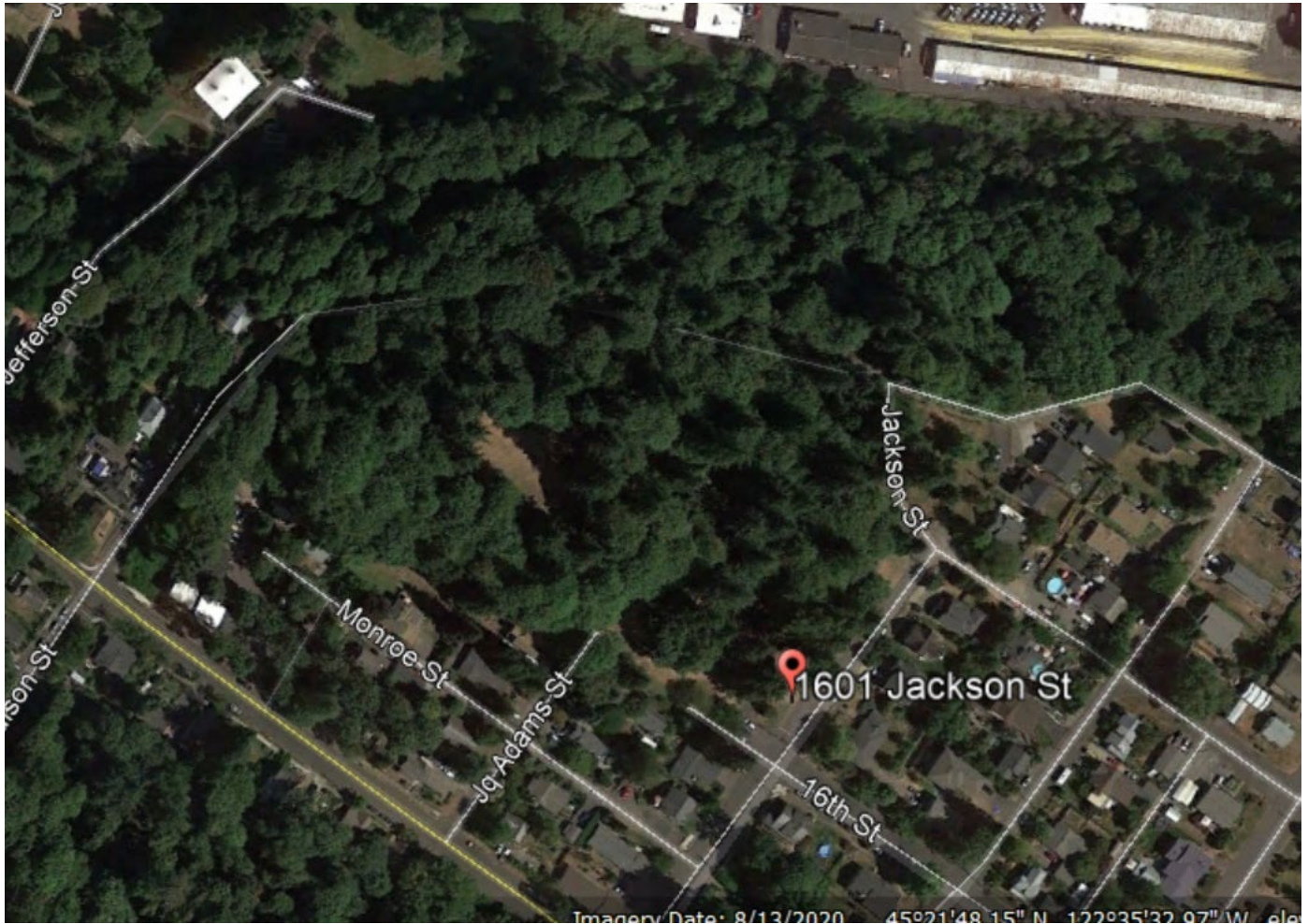
10

CRACKED ASPHALT WALKWAY





|  | Project Number        | Project Name  |  |
|-------------------------------------------------------------------------------------|-----------------------|---------------|---------------------------------------------------------------------------------------|
|                                                                                     | 148392.21R000-014.017 | Atkinson Park |                                                                                       |
|                                                                                     | Source                | On-Site Date  |                                                                                       |
|                                                                                     | Google                | April 8, 2021 |                                                                                       |



| <br><b>BUREAU</b><br><b>VERITAS</b> | Project Number        | Project Name  |  |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------|---------------------------------------------------------------------------------------|
|                                                                                                                        | 148392.21R000-014.017 | Atkinson Park |                                                                                       |
|                                                                                                                        | Source                | On-Site Date  |                                                                                       |
|                                                                                                                        | Google                | April 8, 2021 |                                                                                       |



## PRE-SURVEY QUESTIONNAIRE

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

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

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

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

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



| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:**     Atkinson Park

**BV Project Number:**     148392.21R000-014.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| <b>1</b> | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✕  |    |          |
| <b>2</b> | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✕  |          |
| <b>3</b> | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     |    | ✕  |          |

## Abbreviated Accessibility Checklist

## Parking

NA

NA

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

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



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



|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |

# Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

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

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

# Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

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



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

## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms

NA

NA

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



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

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

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

|   |                                                                                                                     |  |  |   |  |          |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|----------|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  | X |  | Item 9b. |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|----------|

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools



Accessible route to playground/pool



Overview of playground/pool

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



Component Condition Report | Atkinson Park / restroom

Item 9b.

| UF L3 Code | Location          | Condition | Asset/Component/Repair                                                    | Quantity | RUL | ID      |
|------------|-------------------|-----------|---------------------------------------------------------------------------|----------|-----|---------|
| Facade     |                   |           |                                                                           |          |     |         |
| B2010      | Restroom Building | Fair      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint     | 750 SF   | 4   | 2967357 |
| Roofing    |                   |           |                                                                           |          |     |         |
| B3010      | Restroom Building | Fair      | Roofing, Metal                                                            | 730 SF   | 10  | 2967340 |
| Interiors  |                   |           |                                                                           |          |     |         |
| C1090      | Restroom Building | Poor      | Toilet Partitions, Metal                                                  | 2        | 1   | 2969438 |
| C2010      | Restroom Building | Fair      | Wall Finishes, any surface, Prep & Paint                                  | 800 SF   | 3   | 2967355 |
| Plumbing   |                   |           |                                                                           |          |     |         |
| D2010      | Restroom Building | Fair      | Sink/Lavatory, Drop-In Style, Vitreous China                              | 2        | 3   | 2967344 |
| D2010      | Restroom Building | Fair      | Toilet, Commercial Water Closet                                           | 2        | 3   | 2967354 |
| Electrical |                   |           |                                                                           |          |     |         |
| D5020      | Restroom Building | Fair      | Electrical System, Full System Renovation/Upgrade, Low Density/Complexity | 550 SF   | 10  | 2967339 |

Component Condition Report | Atkinson Park

| UF L3 Code                               | Location         | Condition | Asset/Component/Repair                                                              | Quantity | RUL | ID      |
|------------------------------------------|------------------|-----------|-------------------------------------------------------------------------------------|----------|-----|---------|
| Special Construction & Demo              |                  |           |                                                                                     |          |     |         |
| F1020                                    | Site             | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard                         | 400 SF   | 5   | 2967338 |
| Pedestrian Plazas & Walkways             |                  |           |                                                                                     |          |     |         |
| G2030                                    | Site and Parking | Poor      | Sidewalk, Asphalt                                                                   | 9,500 SF | 23  | 2967349 |
| G2030                                    | Site             | Fair      | Sidewalk, Concrete, Small Areas/Sections                                            | 400 SF   | 25  | 2967358 |
| Athletic, Recreational & Playfield Areas |                  |           |                                                                                     |          |     |         |
| G2050                                    | Playground       | Fair      | Play Structure, Multipurpose, Very Small                                            | 1        | 3   | 2967348 |
| G2050                                    | Playground       | Fair      | Play Structure, Swing Set, 4 Seats                                                  | 1        | 3   | 2967350 |
| G2050                                    | Site             | Fair      | Campground Accessories, Grill, Pedestal-Style                                       | 2        | 5   | 2967353 |
| G2050                                    | Playground       | NA        | Playground Surfaces, Engineered Wood Fiber, and borders, Install                    | 4,000 SF | 0   | 3139109 |
| G2050                                    | Playground       | NA        | Play Structure, Multipurpose, Large                                                 | 1        | 0   | 3139110 |
| G2050                                    | Playground       | Fair      | Play Structure, Multipurpose, Very Small                                            | 1        | 3   | 2967341 |
| Sitework                                 |                  |           |                                                                                     |          |     |         |
| G2060                                    | Site             | Fair      | Picnic Table, Wood/Composite/Fiberglass                                             | 4        | 5   | 2967347 |
| G2060                                    | Site             | Fair      | Bollard, Concrete or Metal                                                          | 5        | 15  | 2967345 |
| G2060                                    | Site             | Fair      | Flagpole, Metal                                                                     | 1        | 15  | 2967351 |
| G2060                                    | Site             | Fair      | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install           | 2        | 10  | 2967352 |
| G4050                                    | Site             | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 4        | 10  | 2967343 |
| Accessibility                            |                  |           |                                                                                     |          |     |         |
| Y1090                                    | Throughout       | NA        | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report          | 1        | 0   | 2969450 |

7/10/2021

| Location                 | 2021     | 2022    | 2023 | 2024     | 2025    | 2026     | 2027     | 2028 | 2029 | 2030     | 2031     | 2032 | 2033     | 2034    | 2035    | 2036     | 2037 | 2038 | 2039     | 2040 | 2041     | Total Escalated Estimate |
|--------------------------|----------|---------|------|----------|---------|----------|----------|------|------|----------|----------|------|----------|---------|---------|----------|------|------|----------|------|----------|--------------------------|
| Atkinson Park            | \$81,650 | \$0     | \$0  | \$49,446 | \$0     | \$47,159 | \$31,523 | \$0  | \$0  | \$34,446 | \$31,098 | \$0  | \$37,640 | \$0     | \$0     | \$56,321 | \$0  | \$0  | \$44,944 | \$0  | \$84,996 | \$499,223                |
| Atkinson Park / restroom | \$0      | \$2,276 | \$0  | \$8,523  | \$3,292 | \$0      | \$0      | \$0  | \$0  | \$0      | \$29,072 | \$0  | \$0      | \$2,291 | \$4,424 | \$0      | \$0  | \$0  | \$0      | \$0  | \$0      | \$49,879                 |
| Grand Total              | \$81,650 | \$2,276 | \$0  | \$57,969 | \$3,292 | \$47,159 | \$31,523 | \$0  | \$0  | \$34,446 | \$60,170 | \$0  | \$37,640 | \$2,291 | \$4,424 | \$56,321 | \$0  | \$0  | \$44,944 | \$0  | \$84,996 | \$549,101                |

Atkinson Park

| Uniformat Code                                          | ID      | Cost Description                                                                    | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021     | 2022 | 2023 | 2024     | 2025 | 2026     | 2027     | 2028 | 2029 | 2030     | 2031     | 2032 | 2033     | 2034 | 2035 | 2036     | 2037 | 2038     | 2039     | 2040     | 2041     | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|----------|------|------|----------|------|----------|----------|------|------|----------|----------|------|----------|------|------|----------|------|----------|----------|----------|----------|----------------------------|
| F1020                                                   | 2967338 | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace                | 30             | 25   | 5   | 400      | SF   | \$90.00     | \$36,000 |          |      |      |          |      | \$36,000 |          |      |      |          |          |      |          |      |      |          |      |          |          |          |          | \$36,000                   |
| G2050                                                   | 2967353 | Campground Accessories, Grill, Pedestal-Style, Replace                              | 15             | 10   | 5   | 2        | EA   | \$780.00    | \$1,560  |          |      |      |          |      | \$1,560  |          |      |      |          |          |      |          |      |      |          |      |          |          | \$1,560  |          | \$3,120                    |
| G2050                                                   | 3139109 | Playground Surfaces, Engineered Wood Fiber, and borders, Install                    | 3              | 3    | 0   | 4000     | SF   | \$6.60      | \$26,400 | \$26,400 |      |      | \$26,400 |      |          | \$26,400 |      |      | \$26,400 |          |      | \$26,400 |      |      | \$26,400 |      | \$26,400 |          |          |          | \$184,800                  |
| G2050                                                   | 3139110 | Play Structure, Multipurpose, Large, Replace                                        | 20             | 20   | 0   | 1        | EA   | \$45,500.00 | \$45,500 | \$45,500 |      |      |          |      |          |          |      |      |          |          |      |          |      |      |          |      |          |          | \$45,500 |          | \$91,000                   |
| G2050                                                   | 2967348 | Play Structure, Multipurpose, Very Small, Replace                                   | 20             | 17   | 3   | 1        | EA   | \$7,800.00  | \$7,800  |          |      |      | \$7,800  |      |          |          |      |      |          |          |      |          |      |      |          |      |          |          |          |          | \$7,800                    |
| G2050                                                   | 2967350 | Play Structure, Swing Set, 4 Seats, Replace                                         | 20             | 17   | 3   | 1        | EA   | \$3,250.00  | \$3,250  |          |      |      | \$3,250  |      |          |          |      |      |          |          |      |          |      |      |          |      |          |          |          |          | \$3,250                    |
| G2050                                                   | 2967341 | Play Structure, Multipurpose, Very Small, Replace                                   | 20             | 17   | 3   | 1        | EA   | \$7,800.00  | \$7,800  |          |      |      | \$7,800  |      |          |          |      |      |          |          |      |          |      |      |          |      |          |          |          |          | \$7,800                    |
| G2060                                                   | 2967347 | Picnic Table, Wood/Composite/Fiberglass, Replace                                    | 20             | 15   | 5   | 4        | EA   | \$780.00    | \$3,120  |          |      |      |          |      | \$3,120  |          |      |      |          |          |      |          |      |      |          |      |          |          |          |          | \$3,120                    |
| G2060                                                   | 2967352 | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install           | 20             | 10   | 10  | 2        | EA   | \$650.00    | \$1,300  |          |      |      |          |      |          |          |      |      |          | \$1,300  |      |          |      |      |          |      |          |          |          |          | \$1,300                    |
| G2060                                                   | 2967351 | Flagpole, Metal, Replace                                                            | 30             | 15   | 15  | 1        | EA   | \$3,250.00  | \$3,250  |          |      |      |          |      |          |          |      |      |          |          |      |          |      |      | \$3,250  |      |          |          |          |          | \$3,250                    |
| G2060                                                   | 2967345 | Bollard, Concrete or Metal, Replace                                                 | 30             | 15   | 15  | 5        | EA   | \$1,300.00  | \$6,500  |          |      |      |          |      |          |          |      |      |          |          |      |          |      |      | \$6,500  |      |          |          |          |          | \$6,500                    |
| G4050                                                   | 2967343 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 20             | 10   | 10  | 4        | EA   | \$5,460.00  | \$21,840 |          |      |      |          |      |          |          |      |      |          | \$21,840 |      |          |      |      |          |      |          |          |          |          | \$21,840                   |
| Y1090                                                   | 2969450 | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report          | 0              | 0    | 0   | 1        | EA   | \$9,750.00  | \$9,750  | \$9,750  |      |      |          |      |          |          |      |      |          |          |      |          |      |      |          |      |          |          |          |          | \$9,750                    |
| Totals, Unescalated                                     |         |                                                                                     |                |      |     |          |      |             |          | \$81,650 | \$0  | \$0  | \$45,250 | \$0  | \$40,680 | \$26,400 | \$0  | \$0  | \$26,400 | \$23,140 | \$0  | \$26,400 | \$0  | \$0  | \$36,150 | \$0  | \$0      | \$26,400 | \$0      | \$47,060 | \$379,530                  |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                     |                |      |     |          |      |             |          | \$81,650 | \$0  | \$0  | \$49,446 | \$0  | \$47,159 | \$31,523 | \$0  | \$0  | \$34,446 | \$31,098 | \$0  | \$37,640 | \$0  | \$0  | \$56,321 | \$0  | \$0      | \$44,944 | \$0      | \$84,996 | \$499,223                  |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

Atkinson Park / restroom

| Uniformat Code                                          | ID      | Cost Description                                                                   | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022    | 2023 | 2024    | 2025    | 2026 | 2027 | 2028 | 2029 | 2030 | 2031     | 2032 | 2033    | 2034    | 2035    | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|------------------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|---------|------|---------|---------|------|------|------|------|------|----------|------|---------|---------|---------|------|------|------|------|------|------|----------------------------|
| B2010                                                   | 2967357 | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint              | 10             | 6    | 4   | 750      | SF   | \$3.90      | \$2,925  |      |         |      |         | \$2,925 |      |      |      |      |      |          |      |         |         | \$2,925 |      |      |      |      |      |      | \$5,850                    |
| B3010                                                   | 2967340 | Roofing, Metal, Replace                                                            | 40             | 30   | 10  | 730      | SF   | \$16.90     | \$12,337 |      |         |      |         |         |      |      |      |      |      | \$12,337 |      |         |         |         |      |      |      |      |      |      | \$12,337                   |
| C1090                                                   | 2969438 | Toilet Partitions, Metal, Replace                                                  | 20             | 19   | 1   | 2        | EA   | \$1,105.00  | \$2,210  |      | \$2,210 |      |         |         |      |      |      |      |      |          |      |         |         |         |      |      |      |      |      |      | \$2,210                    |
| C2010                                                   | 2967355 | Wall Finishes, any surface, Prep & Paint                                           | 10             | 7    | 3   | 800      | SF   | \$1.95      | \$1,560  |      |         |      | \$1,560 |         |      |      |      |      |      |          |      | \$1,560 |         |         |      |      |      |      |      |      | \$3,120                    |
| D2010                                                   | 2967344 | Sink/Lavatory, Drop-In Style, Vitreous China, Replace                              | 30             | 27   | 3   | 2        | EA   | \$1,430.00  | \$2,860  |      |         |      | \$2,860 |         |      |      |      |      |      |          |      |         |         |         |      |      |      |      |      |      | \$2,860                    |
| D2010                                                   | 2967354 | Toilet, Commercial Water Closet, Replace                                           | 30             | 27   | 3   | 2        | EA   | \$1,690.00  | \$3,380  |      |         |      | \$3,380 |         |      |      |      |      |      |          |      |         |         |         |      |      |      |      |      |      | \$3,380                    |
| D5020                                                   | 2967339 | Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace | 40             | 30   | 10  | 550      | SF   | \$16.90     | \$9,295  |      |         |      |         |         |      |      |      |      |      | \$9,295  |      |         |         |         |      |      |      |      |      |      | \$9,295                    |
| Totals, Unescalated                                     |         |                                                                                    |                |      |     |          |      |             |          | \$0  | \$2,210 | \$0  | \$7,800 | \$2,925 | \$0  | \$0  | \$0  | \$0  | \$0  | \$21,632 | \$0  | \$0     | \$1,560 | \$2,925 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$39,052                   |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                    |                |      |     |          |      |             |          | \$0  | \$2,276 | \$0  | \$8,523 | \$3,292 | \$0  | \$0  | \$0  | \$0  | \$0  | \$29,072 | \$0  | \$0     | \$2,291 | \$4,424 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$49,879                   |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



**BUREAU  
VERITAS**



Barclay Park  
711 12<sup>th</sup> Street  
Oregon City, Oregon 97045

## PREPARED BY:

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

148392.21R000-015.017

## DATE OF REPORT:

July 13, 2021

## ON SITE DATE:

April 8, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Small neighborhood dog park                                                                                                                                  |
| Main Address                      | 711 12 <sup>th</sup> Street, Oregon City, Oregon 97045                                                                                                       |
| Site Developed                    | Unknown but more than 10 years old                                                                                                                           |
| Lot Size                          | 1.79 acres (estimated)                                                                                                                                       |
| Number of Substantial Buildings   | None                                                                                                                                                         |
| Parking Spaces                    | No parking onsite                                                                                                                                            |
| Date(s) of Visit                  | April 8, 2021                                                                                                                                                |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565 Phone<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                   |
| On-site Point of Contact (POC)    | NA, the on-site inspection was performed without the assistance of a POC.                                                                                    |
| Assessment and Report Prepared By | Rashad Alnial and Bhaskar Ale                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:jim.cave@bvna.com">jim.cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |



## Park Findings and Deficiencies

### Historical Summary

Barclay Park is located in the city of Oregon City at the intersection of 12<sup>th</sup> Street and John Adams Street. The park is an off-leash dog park.

### Architectural

There were no buildings or structures onsite.

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

There was no heating or cooling onsite.

### Site & Amenities

The site included open grassy areas and trees. No issues were observed.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |           |                        |                       |                       |                         |                |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|----------------|
| System                       | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL          |
| Site Development             | -         | -                      | -                     | \$1,222               | \$1,012                 | \$2,234        |
| Site Pavement                | -         | -                      | -                     | -                     | -                       | -              |
| <b>TOTALS</b>                | -         | -                      | -                     | <b>\$1,300</b>        | <b>\$1,100</b>          | <b>\$2,400</b> |

## Immediate Needs

| Facility/Building | Total Items | Total Cost |
|-------------------|-------------|------------|
| Total             | 0           | \$0        |

## Key Findings

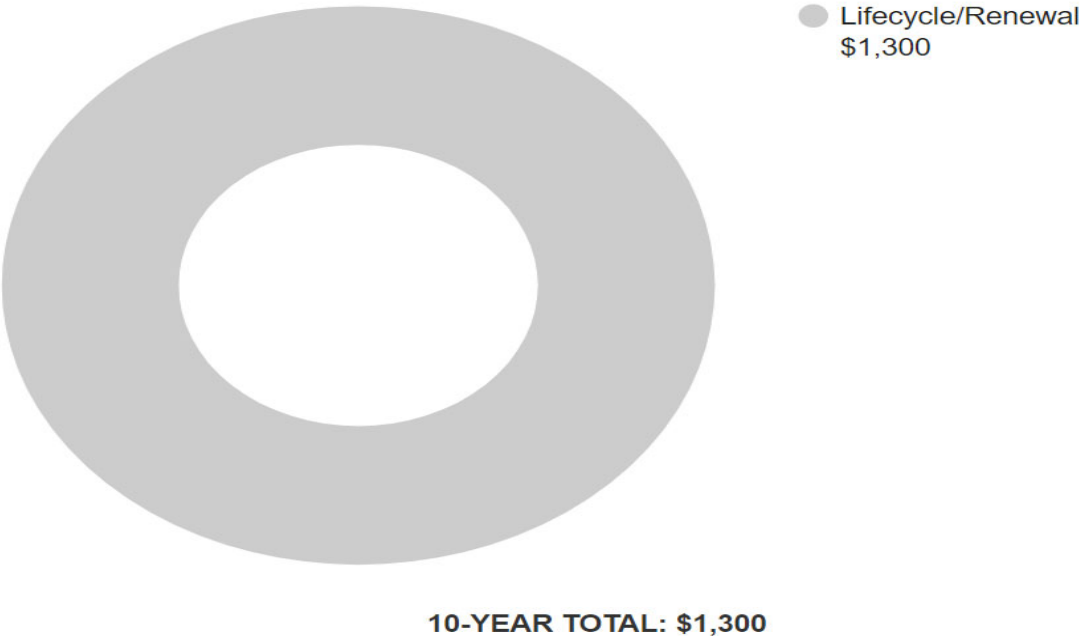
No key findings for this set of locations.

Plan Types

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

| Plan Type Descriptions |                                                                                                                                                         |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Safety                 | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| Performance/Integrity  | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| Accessibility          | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| Environmental          | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |
| Retrofit/Adaptation    | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| Lifecycle/Renewal      | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

| Plan Type Distribution (by Cost) |  |
|----------------------------------|--|
|----------------------------------|--|



2. General Park Summary



| General Site Information     |                                                                                                         |          |           |
|------------------------------|---------------------------------------------------------------------------------------------------------|----------|-----------|
| Asset                        | Description                                                                                             | Quantity | Condition |
| Landscaping and Topography   | No significant landscaping features<br>Irrigation not present<br>Low to moderate site slopes throughout |          |           |
| On-Site Vehicular Paving     | No parking onsite                                                                                       |          |           |
| Pedestrian paving and Trails | Concrete sidewalks                                                                                      |          |           |
| On-Site Amenities            | trash receptacle                                                                                        |          |           |
| Ancillary Buildings          | None                                                                                                    |          |           |
| Fields and Lots              | Unimproved play fields                                                                                  |          |           |
| Storm Water Management       | Surface drainage to developed surroundings                                                              |          |           |
| Accessibility                | Presently it does not appear an accessibility study is needed for the general site areas.               |          |           |
| Key Issues and Findings      | No major issues observed.                                                                               |          |           |

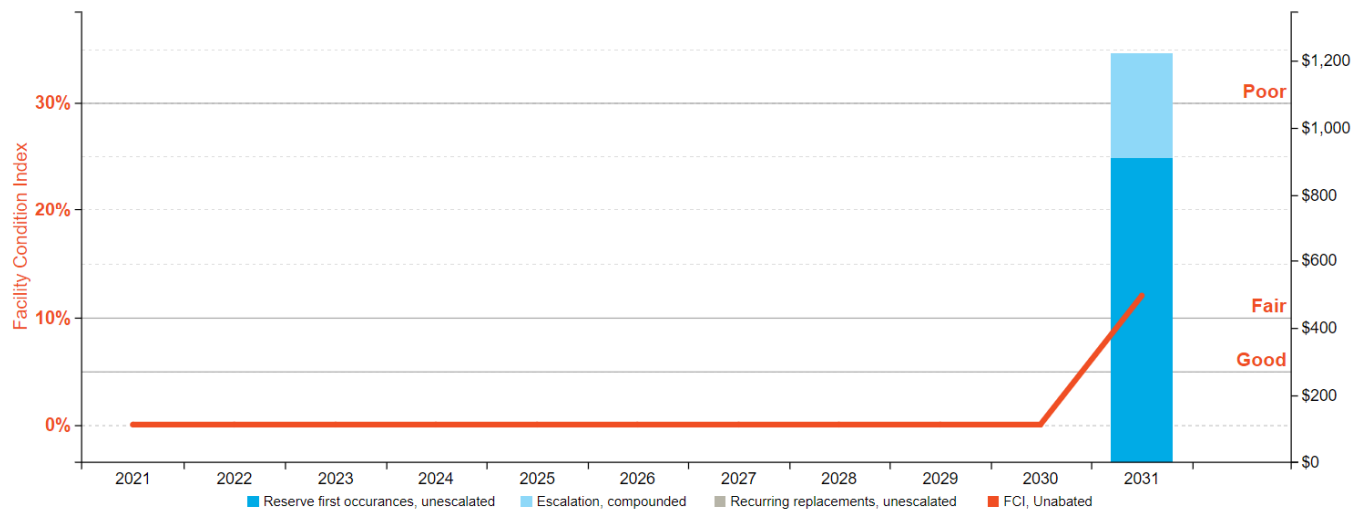


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

General Site: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Barclay Park

Replacement Value: \$ 10,000; Inflation rate: 3.0%



### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park original construction is unknown.

The following table summarizes the accessibility conditions of the general site and at each major building within the park:

| Park: Accessibility Summary |                          |                          |                                    |
|-----------------------------|--------------------------|--------------------------|------------------------------------|
| Facility                    | Year Built/<br>Renovated | Prior Study<br>Provided? | Major/Moderate<br>Issues Observed? |
| General Dog Park            | UNKNOWN                  | No                       | No                                 |

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Barclay Park, 711 12<sup>th</sup> Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Rashad Alniai and Bhaskar Ale,  
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**Reviewed by:**



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1

TRASH RECEPTACLE



2

SIDEWALK



3

SIGNAGE



4

SITE



**BUREAU  
VERITAS**

**Project Number**

148392.21R000-015.017

**Source**

Google

**Project Name**

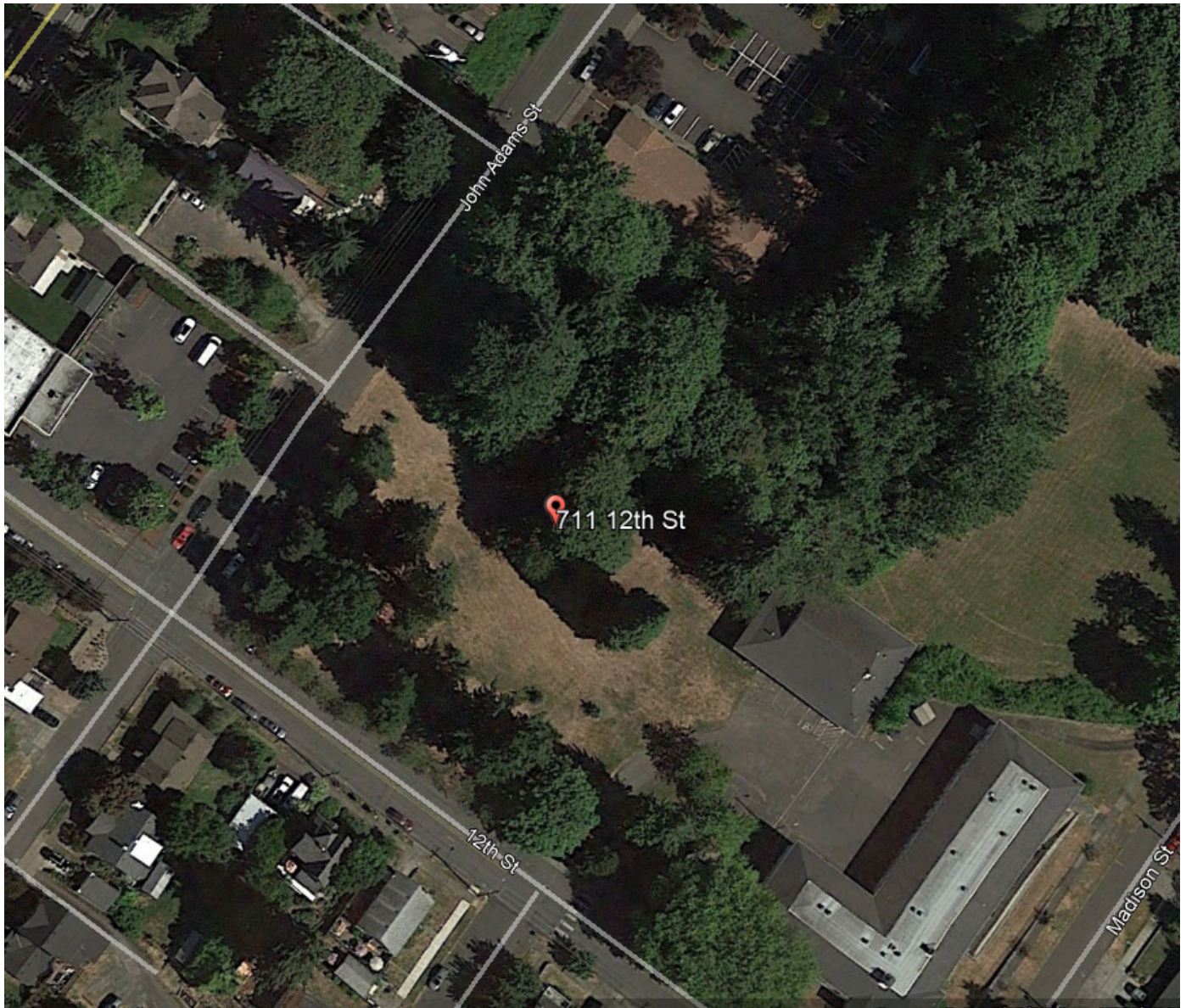
Barclay Park

**On-Site Date**

April 8, 2021







| <br><b>BUREAU</b><br><b>VERITAS</b> | Project Number        | Project Name  |  |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------|---------------------------------------------------------------------------------------|
|                                                                                                                        | 148392.21R000-015.017 | Barclay Park  |                                                                                       |
|                                                                                                                        | Source                | On-Site Date  |                                                                                       |
|                                                                                                                        | Google                | April 8, 2021 |                                                                                       |

## PRE-SURVEY QUESTIONNAIRE

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

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

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

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

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



| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Barclay Park

BV Project Number: 148392.21R000-015.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     |    | ✗  |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✗  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     |    | ✗  |          |

## Abbreviated Accessibility Checklist

## Parking

NA

NA

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

## Abbreviated Accessibility Checklist

## Exterior Accessible Route

NA

NA

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



|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |

## Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

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

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

# Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

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

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



## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms

NA

NA

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

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

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

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



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

Item 9b.

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools

NA

NA

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

| UF L3 Code                   | Location | Condition | Asset/Component/Repair                                                    | Quantity | RUL | ID      |
|------------------------------|----------|-----------|---------------------------------------------------------------------------|----------|-----|---------|
| Pedestrian Plazas & Walkways |          |           |                                                                           |          |     |         |
| G2030                        | Site     | Good      | Sidewalk, Concrete, Large Areas                                           | 2,000 SF | 35  | 2957077 |
| Sitework                     |          |           |                                                                           |          |     |         |
| G2060                        | Site     | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                            | 1        | 10  | 2957078 |
| G2060                        | Site     | Good      | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install | 1        | 15  | 2957079 |

Replacement Reserves Report

Barclay Park

Item 9b.

7/13/2021

| Location     | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031    | 2032 | 2033 | 2034 | 2035 | 2036    | 2037 | 2038 | 2039 | 2040 | 2041 | Total Escalated Estimate |
|--------------|------|------|------|------|------|------|------|------|------|------|---------|------|------|------|------|---------|------|------|------|------|------|--------------------------|
| Barclay Park | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$1,223 | \$0  | \$0  | \$0  | \$0  | \$1,013 | \$0  | \$0  | \$0  | \$0  | \$0  | \$2,236                  |
| Grand Total  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$1,223 | \$0  | \$0  | \$0  | \$0  | \$1,013 | \$0  | \$0  | \$0  | \$0  | \$0  | \$2,236                  |

| Uniformat Code                                          | ID      | Cost Description                                                          | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031    | 2032 | 2033 | 2034 | 2035  | 2036    | 2037 | 2038 | 2039 | 2040 | 2041 | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|---------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|------|------|------|------|------|------|------|------|------|---------|------|------|------|-------|---------|------|------|------|------|------|----------------------------|
| G2060                                                   | 2957078 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                   | 20             | 10   | 10  | 1        | EA   | \$910.00    | \$910    |      |      |      |      |      |      |      |      |      |      | \$910   |      |      |      |       |         |      |      |      |      |      | \$910                      |
| G2060                                                   | 2957079 | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install | 20             | 5    | 15  | 1        | EA   | \$650.00    | \$650    |      |      |      |      |      |      |      |      |      |      |         |      |      |      | \$650 |         |      |      |      |      |      | \$650                      |
| Totals, Unescalated                                     |         |                                                                           |                |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$910   | \$0  | \$0  | \$0  | \$0   | \$650   | \$0  | \$0  | \$0  | \$0  | \$0  | \$1,560                    |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                           |                |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$1,223 | \$0  | \$0  | \$0  | \$0   | \$1,013 | \$0  | \$0  | \$0  | \$0  | \$0  | \$2,236                    |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Barclay Hills Park  
13571 Barclay Hills Drive  
Oregon City, Oregon 97045

## PREPARED BY:

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## BV PROJECT #:

148392.21R000-016.017

## DATE OF REPORT:

July 10, 2021

## ON SITE DATE:

April 07, 2021



# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Neighborhood park                                                                                                                                            |
| Main Address                      | 13571 Barclay Hills Drive, Oregon City, Oregon 97045                                                                                                         |
| Site Developed                    | N/A                                                                                                                                                          |
| Lot Size                          | 5.4 acres (based on County GIS information)                                                                                                                  |
| Number of Substantial Buildings   | None                                                                                                                                                         |
| Parking Spaces                    | N/A street parking                                                                                                                                           |
| Date(s) of Visit                  | April 07, 2021                                                                                                                                               |
| Management Point of Contact       | Oregon City, Denise Conrad, Asst. Parks & Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orc.org">dconrad@orc.org</a>                        |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                   |
| Assessment and Report Prepared By | Rashad Alnial                                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |

## Park Findings and Deficiencies

### Historical Summary

Barclay Hills Park is located at 13571 Barclay Hills Drive and has a playground area and a basketball court. The playground was updated recently, and the basketball court and the other amenities were installed before the playground through different phases.

### Site & Amenities

Site amenities consists of a playground area, Basketball court, fencing, benches, trash receptacles and picnic areas. The site amenities appear to be in good condition and conveys the impression of being well maintained.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |           |                        |                       |                       |                         |                  |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                       | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Site Development             | -         | \$13,240               | \$19,395              | \$26,796              | \$206,396               | \$265,827        |
| Site Pavement                | -         | -                      | -                     | -                     | \$30,992                | \$30,992         |
| <b>TOTALS</b>                | <b>-</b>  | <b>\$13,300</b>        | <b>\$19,400</b>       | <b>\$26,800</b>       | <b>\$237,400</b>        | <b>\$296,900</b> |

## Immediate Needs

Not applicable, no immediate needs were identified.

## Key Findings

Not applicable, no immediate needs were identified.

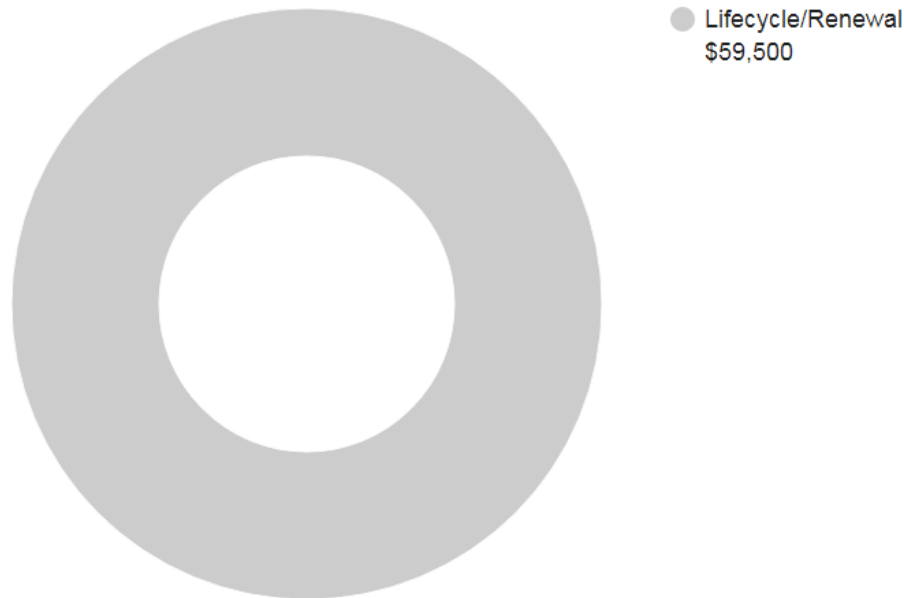
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$59,500**

## 2. General Park Summary



### General Site Information

| Asset               | Description        | Quantity | Condition |
|---------------------|--------------------|----------|-----------|
| Signage             | Property Sign      | 1 EA     | Fair      |
| Signage             | Directional Sign   | 3 EA     | Fair      |
| Bollard             | Metal              | 1 EA     | Good      |
| Play Structures     | Medium             | 2 EA     | Good      |
| Play Structures     | Swing set          | 1 EA     | Good      |
| Play Field Surfaces | Wood Chips         | 4,800 SF | Fair      |
| Park Bench          | Wood               | 2 EA     | Fair      |
| Picnic Table        | Wood               | 2 EA     | Fair      |
| Trash Receptacle    | Medium-Duty, Metal | 1 EA     | Fair      |



## General Site Information

|                                     |                                                                                               |
|-------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Landscaping and Topography</b>   | Moderate landscaping features<br>Irrigation present<br>Low to moderate site slopes throughout |
| <b>On-Site Vehicular Paving</b>     | Asphalt parking areas and drive lanes with concrete parking curbs                             |
| <b>Pedestrian paving and Trails</b> | Brick sidewalks                                                                               |
| <b>On-Site Amenities</b>            | Basketball court, playground, benches and fencing                                             |
| <b>Ancillary Buildings</b>          | None                                                                                          |
| <b>Fields and Lots</b>              | None                                                                                          |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings                                    |
| <b>Accessibility</b>                | Presently it does not appear an accessibility study is needed for the general site areas.     |
| <b>Key Issues and Findings</b>      | No key issues were found                                                                      |

### 3. Property Space Use and Observed Areas

---

#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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



## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Barclay Hills Park, 13571 Barclay Hills Drive, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Rashad Alnial,  
Project Manager

**Reviewed by:**



---

Tammy Prusa,  
Technical Report Reviewer for  
James A. Cave,  
Program Manager  
[Jim.Cave@bvna.com](mailto:Jim.Cave@bvna.com)  
800.733.0660 x6554



1

PLAYGROUND AREA



2

BASKETBALL COURT



3

OPEN FIELD



4

SIDEWALK



5

PICNIC TABLES

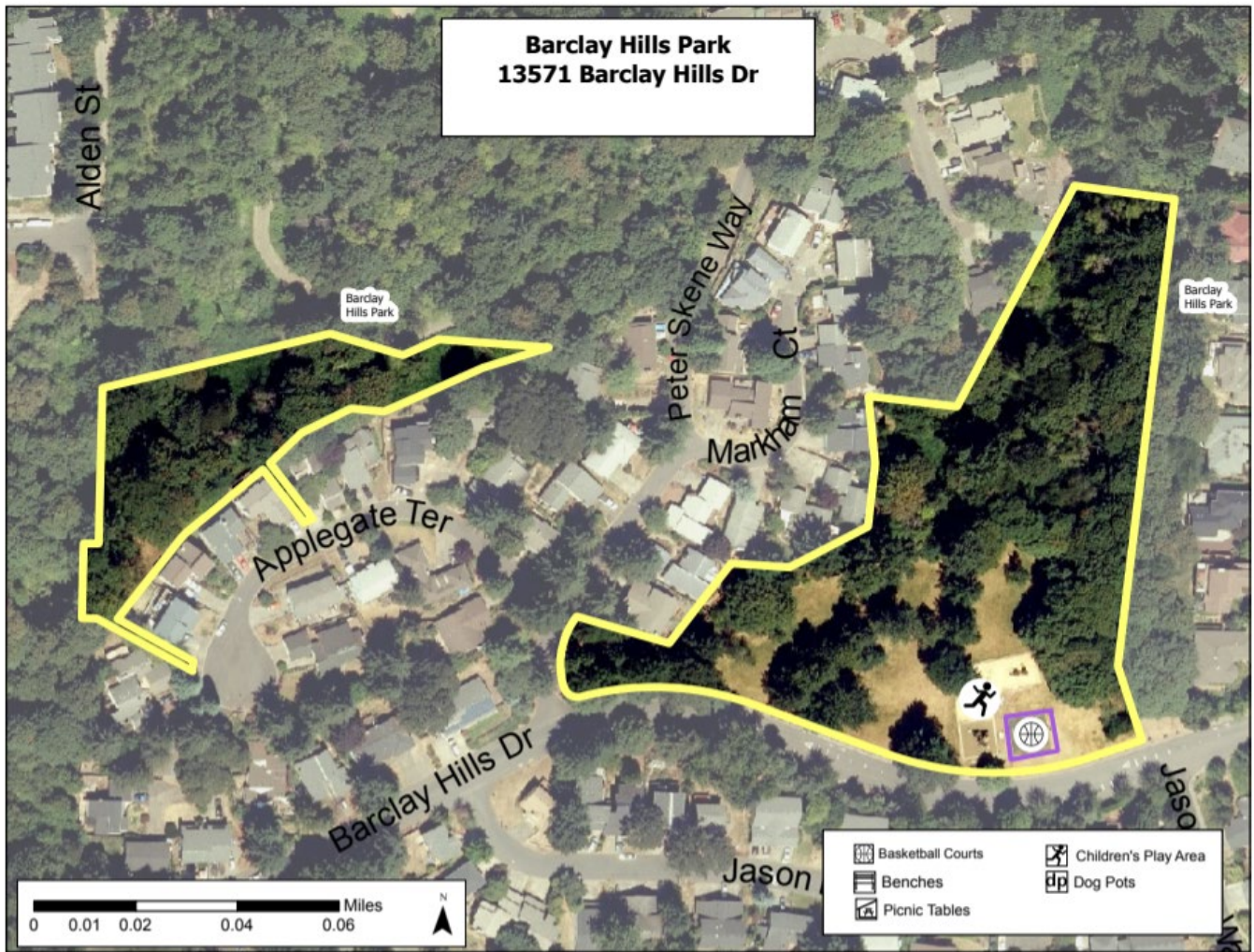


6

PLAYGROUND SURFACE



Site Plan



| <br><b>BUREAU<br/>VERITAS</b> | Project Number        | Project Name       | <br><b>N</b> |
|------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|---------------------------------------------------------------------------------------------------|
|                                                                                                                  | 148392.21R000-016.017 | Barclay Hills Park |                                                                                                   |
|                                                                                                                  | Source                | On-Site Date       |                                                                                                   |
|                                                                                                                  | Orcity.org            | April 06, 2021     |                                                                                                   |



### PRE-SURVEY QUESTIONNAIRE

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

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

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

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

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

## PRE-SURVEY QUESTIONNAIRE

| Question |                                                                | Yes | No | Unk | N/A | Comments |
|----------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| 45       | Are there any unresolved construction defects at the property? |     |    |     |     |          |

## Comments

## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Barclay Hills Park

BV Project Number: 148392.21R000-016.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | X  |    |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | X  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     |    | X  |          |

## Abbreviated Accessibility Checklist

## Parking

NA

NA

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



## Abbreviated Accessibility Checklist

## Exterior Accessible Route



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

|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |

## Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

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

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

## Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

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



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

## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms

NA

NA

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

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



## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

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

|   |                                                                                                                     |  |  |   |  |          |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|----------|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  | X |  | Item 9b. |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|----------|

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools



Accessible route to playground/pool



Overview of playground/pool

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

| UF L3 Code                               | Location              | Condition | Asset/Component/Repair                                                                                | Quantity | RUL | ID      |
|------------------------------------------|-----------------------|-----------|-------------------------------------------------------------------------------------------------------|----------|-----|---------|
| Pedestrian Plazas & Walkways             |                       |           |                                                                                                       |          |     |         |
| G2030                                    | Site                  | Good      | Sidewalk, Brick/Masonry Pavers [No tag/plate found]                                                   | 400 SF   | 20  | 2968738 |
| Athletic, Recreational & Playfield Areas |                       |           |                                                                                                       |          |     |         |
| G2050                                    | Play Ground           | Good      | Play Structure, Multipurpose, Medium [No tag/plate found]                                             | 1        | 15  | 2968735 |
| G2050                                    | Play Ground           | Good      | Play Structure, Multipurpose, Medium [No tag/plate found]                                             | 1        | 15  | 2968740 |
| G2050                                    | Basketball Ball Court | Fair      | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay [No tag/plate found] | 1,600 SF | 15  | 2968744 |
| G2050                                    | Play Ground           | Good      | Play Structure, Swing Set, 4 Seats [No tag/plate found]                                               | 1        | 15  | 2968748 |
| G2050                                    | Basketball Ball Court | Fair      | Sports Apparatus, Basketball, Backboard/Rim/Pole [No tag/plate found]                                 | 1        | 15  | 2968739 |
| G2050                                    | Basketball Court      | Fair      | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe                       | 1,600 SF | 3   | 2972422 |
| G2050                                    | Play Ground           | Fair      | Playfield Surfaces, Chips Wood, 6" Depth [No tag/plate found]                                         | 4,800 SF | 2   | 2968747 |
| Sitework                                 |                       |           |                                                                                                       |          |     |         |
| G2060                                    | Site                  | Fair      | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install [No tag/plate found]        | 3        | 10  | 2968745 |
| G2060                                    | Site                  | Fair      | Signage, Property, Monument, Replace/Install [No tag/plate found]                                     | 1        | 10  | 2968737 |
| G2060                                    | Play Ground           | Good      | Bollard, Concrete or Metal [No tag/plate found]                                                       | 1        | 25  | 2968736 |
| G2060                                    | Play Ground           | Fair      | Picnic Table, Wood/Composite/Fiberglass [No tag/plate found]                                          | 2        | 5   | 2968742 |
| G2060                                    | Play Ground           | Fair      | Park Bench, Wood [No tag/plate found]                                                                 | 2        | 3   | 2968741 |
| G2060                                    | Site                  | Fair      | Fences & Gates, Fence, Chain Link 4' [No tag/plate found]                                             | 75 LF    | 25  | 2968746 |
| G2060                                    | Basketball Court      | Fair      | Trash Receptacle, Medium-Duty Metal or Precast [No tag/plate found]                                   | 1        | 10  | 2968743 |

Replacement Reserves Report

Barclay Hills Park

Item 9b.

7/10/2021

| Location           | 2021 | 2022 | 2023     | 2024    | 2025 | 2026     | 2027 | 2028 | 2029     | 2030 | 2031    | 2032     | 2033 | 2034    | 2035     | 2036      | 2037 | 2038     | 2039    | 2040 | 2041     | Total Escalated Estimate |
|--------------------|------|------|----------|---------|------|----------|------|------|----------|------|---------|----------|------|---------|----------|-----------|------|----------|---------|------|----------|--------------------------|
| Barclay Hills Park | \$0  | \$0  | \$13,240 | \$3,121 | \$0  | \$16,276 | \$0  | \$0  | \$17,451 | \$0  | \$9,347 | \$17,275 | \$0  | \$1,903 | \$18,877 | \$122,970 | \$0  | \$20,628 | \$2,206 | \$0  | \$53,533 | \$296,828                |
| Grand Total        | \$0  | \$0  | \$13,240 | \$3,121 | \$0  | \$16,276 | \$0  | \$0  | \$17,451 | \$0  | \$9,347 | \$17,275 | \$0  | \$1,903 | \$18,877 | \$122,970 | \$0  | \$20,628 | \$2,206 | \$0  | \$53,533 | \$296,828                |

| Uniformat Code                                          | ID      | Cost Description                                                                 | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023     | 2024    | 2025 | 2026     | 2027 | 2028 | 2029     | 2030 | 2031    | 2032     | 2033 | 2034    | 2035     | 2036      | 2037 | 2038     | 2039    | 2040 | 2041     | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|----------------------------------------------------------------------------------|----------------|----|-----|----------|------|-------------|----------|------|------|----------|---------|------|----------|------|------|----------|------|---------|----------|------|---------|----------|-----------|------|----------|---------|------|----------|----------------------------|
| G2030                                                   | 2968738 | Sidewalk, Brick/Masonry Pavers, Replace                                          | 30             | 10 | 20  | 400      | SF   | \$42.90     | \$17,160 |      |      |          |         |      |          |      |      |          |      |         |          |      |         |          |           |      |          |         |      | \$17,160 | \$17,160                   |
| G2050                                                   | 2972422 | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe  | 5              | 2  | 3   | 1600     | SF   | \$0.81      | \$1,296  |      |      |          | \$1,296 |      |          |      |      | \$1,296  |      |         |          |      | \$1,296 |          |           |      |          | \$1,296 |      |          | \$5,184                    |
| G2050                                                   | 2968744 | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 25             | 10 | 15  | 1600     | SF   | \$6.30      | \$10,080 |      |      |          |         |      |          |      |      |          |      |         |          |      |         | \$10,080 |           |      |          |         |      |          | \$10,080                   |
| G2050                                                   | 2968739 | Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace                        | 25             | 10 | 15  | 1        | EA   | \$12,350.00 | \$12,350 |      |      |          |         |      |          |      |      |          |      |         |          |      |         | \$12,350 |           |      |          |         |      |          | \$12,350                   |
| G2050                                                   | 2968747 | Playfield Surfaces, Chips Wood, 6" Depth, Replace                                | 3              | 1  | 2   | 4800     | SF   | \$2.60      | \$12,480 |      |      | \$12,480 |         |      | \$12,480 |      |      | \$12,480 |      |         | \$12,480 |      |         | \$12,480 |           |      | \$12,480 |         |      | \$12,480 | \$87,360                   |
| G2050                                                   | 2968735 | Play Structure, Multipurpose, Medium, Replace                                    | 20             | 5  | 15  | 1        | EA   | \$26,000.00 | \$26,000 |      |      |          |         |      |          |      |      |          |      |         |          |      |         | \$26,000 |           |      |          |         |      |          | \$26,000                   |
| G2050                                                   | 2968740 | Play Structure, Multipurpose, Medium, Replace                                    | 20             | 5  | 15  | 1        | EA   | \$26,000.00 | \$26,000 |      |      |          |         |      |          |      |      |          |      |         |          |      |         | \$26,000 |           |      |          |         |      |          | \$26,000                   |
| G2050                                                   | 2968748 | Play Structure, Swing Set, 4 Seats, Replace                                      | 20             | 5  | 15  | 1        | EA   | \$4,500.00  | \$4,500  |      |      |          |         |      |          |      |      |          |      |         |          |      |         | \$4,500  |           |      |          |         |      |          | \$4,500                    |
| G2060                                                   | 2968741 | Park Bench, Wood, Replace                                                        | 20             | 17 | 3   | 2        | EA   | \$780.00    | \$1,560  |      |      |          | \$1,560 |      |          |      |      |          |      |         |          |      |         |          |           |      |          |         |      |          | \$1,560                    |
| G2060                                                   | 2968742 | Picnic Table, Wood/Composite/Fiberglass, Replace                                 | 20             | 15 | 5   | 2        | EA   | \$780.00    | \$1,560  |      |      |          |         |      | \$1,560  |      |      |          |      |         |          |      |         |          |           |      |          |         |      |          | \$1,560                    |
| G2060                                                   | 2968743 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                          | 20             | 10 | 10  | 1        | EA   | \$1,105.00  | \$1,105  |      |      |          |         |      |          |      |      |          |      |         | \$1,105  |      |         |          |           |      |          |         |      |          | \$1,105                    |
| G2060                                                   | 2968745 | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install        | 20             | 10 | 10  | 3        | EA   | \$650.00    | \$1,950  |      |      |          |         |      |          |      |      |          |      |         | \$1,950  |      |         |          |           |      |          |         |      |          | \$1,950                    |
| G2060                                                   | 2968737 | Signage, Property, Monument, Replace/Install                                     | 20             | 10 | 10  | 1        | EA   | \$3,900.00  | \$3,900  |      |      |          |         |      |          |      |      |          |      |         | \$3,900  |      |         |          |           |      |          |         |      |          | \$3,900                    |
| Totals, Unescalated                                     |         |                                                                                  |                |    |     |          |      |             |          | \$0  | \$0  | \$12,480 | \$2,856 | \$0  | \$14,040 | \$0  | \$0  | \$13,776 | \$0  | \$6,955 | \$12,480 | \$0  | \$1,296 | \$12,480 | \$78,930  | \$0  | \$12,480 | \$1,296 | \$0  | \$29,640 | \$198,709                  |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                  |                |    |     |          |      |             |          | \$0  | \$0  | \$13,240 | \$3,121 | \$0  | \$16,276 | \$0  | \$0  | \$17,451 | \$0  | \$9,347 | \$17,275 | \$0  | \$1,903 | \$18,877 | \$122,970 | \$0  | \$20,628 | \$2,206 | \$0  | \$53,533 | \$296,828                  |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.





**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Buena Vista House - Closed (corner of Atkinson Park)  
1601 Jackson Street  
Oregon City, Oregon 97045

## PREPARED BY:

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

## BV CONTACT:

James A. Cave  
Program Manager  
800.733.0660 x6554  
[Jim.Cave@bvna.com](mailto:Jim.Cave@bvna.com)

## BV PROJECT #:

148392.21R000-017.017

## DATE OF REPORT:

July 15, 2021

## ON SITE DATE:

April 8, 2021

# 1. Executive Summary

## Property Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Former Club                                                                                                                                                  |
| Main Address                      | 1601 Jackson Street, Oregon City, Oregon 97045                                                                                                               |
| Site Developed                    | 1923                                                                                                                                                         |
| Site Area                         | 4.18 acres (from Property Record, parcel includes Atkinson Park)                                                                                             |
| Parking Spaces                    | No formal parking area; Approximately 4 informal spaces on unimproved surface                                                                                |
| Building Area                     | 1,200 SF                                                                                                                                                     |
| Number of Stories                 | 1                                                                                                                                                            |
| Outside Occupants / Leased Spaces | None                                                                                                                                                         |
| Date(s) of Visit                  | April 8, 2021                                                                                                                                                |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks & Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                           |
| On-site Point of Contact (POC)    | Jon Waverly, Cemetery/Park office Mausoleum, 503.496.1460                                                                                                    |
| Assessment and Report Prepared By | Rashad Alnial and Ethan Abeles                                                                                                                               |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Buena Vista House was reportedly built in 1923 and functioned as a social club until 1987 when the building was donated to the City. Oregon City rented the facility out for events until the building was formerly closed in 2013. Original plans were to demolish the structure but due to its appearance on the National Register of Historic Places, future plans are now focused on preservation. At the urging of citizens, commissioners voted in 2017 to restore power to the building, allowing security lighting and minimal heat to slow the deterioration of the structure until long-term repairs are funded. Currently, the scope and nature of any future renovation is unknown, and funding has not been secured.

### Architectural

The building lacks a substantial foundation system, and the structure has been deemed to be unsafe. The construction of a suitable foundation to stabilize the building and prepare it for future preservation efforts is necessary. The wood exterior walls are in need of repainting to ensure the integrity of the building envelope. The windows and doors are serviceable but would need to be upgraded during a renovation. The asphalt shingle roof is estimated to be at about the halfway point of its useful life and will not require attention in the near term. The interior of the former club is in need of updating. Durable hardwood flooring is present in most spaces and acoustical tile covers the ceilings. A future renovation will require the refinishing and replacement of all interior elements.

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

An electric furnace and baseboard heaters provide heat to the building and are reportedly still operational. Water to the building has been turned off since 2013 and the restroom fixtures have been removed. An electrical panel located in the main room powers the interior lighting and exterior floodlight fixtures as well as the heating elements. There are no fire suppression or alarm systems serving the facility. Any future renovation would require wholesale upgrades of MEPF equipment and infrastructure dependent on the future usage of the facility.

### Site

The Buena Vista House is situated in the southeast corner of Atkinson Park in the McLoughlin neighborhood of Oregon City. There are few site elements associated with the property and include aged asphalt and concrete sidewalks and overgrown landscaping.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

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

### FCI Ranges and Description

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

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



### Foundation System in Poor condition.

Concrete or CMU Walls w/ Continuous Footings  
Buena Vista House-Closed (corner of Atkinson Park) Building exterior

Uniformat Code: A1011  
Recommendation: **in 2022**

Priority Score: **90.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$30,200

\$\$\$\$

Installation of a new foundation system is necessary to stabilize the structure and ready the building for a future renovation. - AssetCALC ID: 2969465



### Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building  
Buena Vista House-Closed (corner of Atkinson Park) Building exterior

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

Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

Exterior wall deemed not safe by building officials. Significant peeling paint on wood elements. - AssetCALC ID: 2968640



Window in Poor condition.

Wood, up to 15 SF  
Buena Vista House-Closed (corner of Atkinson Park) Building exterior  
Uniformat Code: B2021  
Recommendation: **Replace in 2023**

Priority Score: **87.7**  
  
Plan Type:  
Performance/Integrity  
  
Cost Estimate: \$11,400  
  
\$\$\$\$

Window frames rotted requiring replacement - AssetCALC ID: 2968652

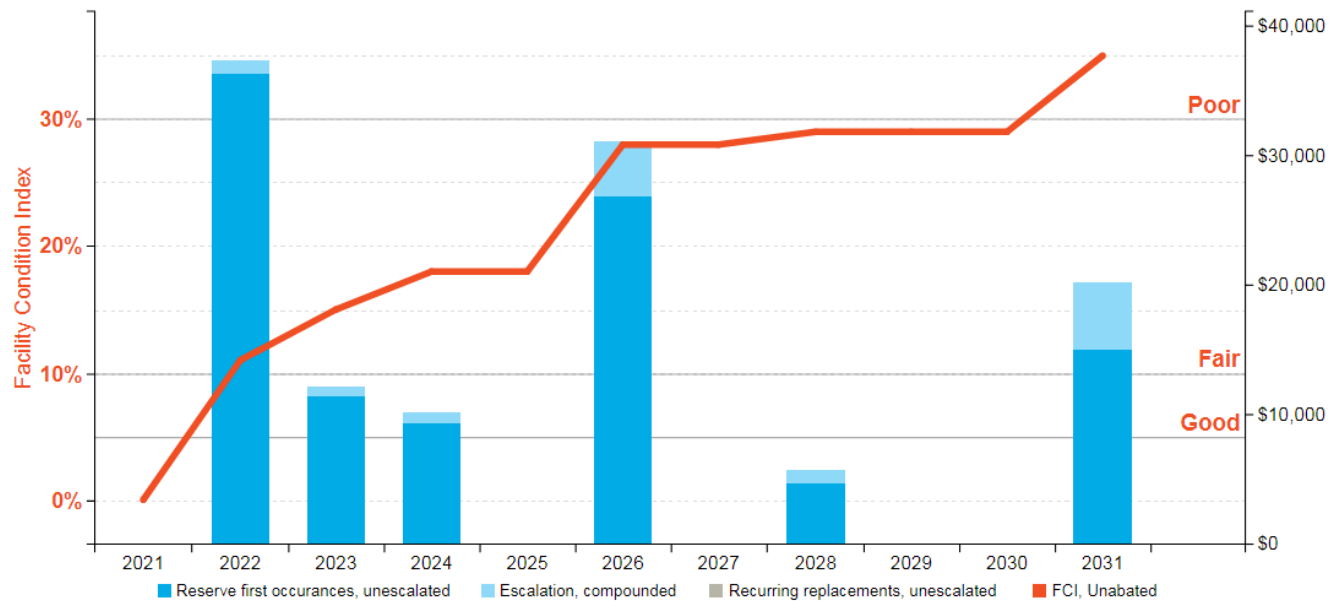


The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Buena Vista House-Closed (corner of Atkinson Park)

Replacement Value: \$ 330,000; Inflation rate: 3.0%



### Immediate Needs

| Facility/Building | Total Items | Total Cost |
|-------------------|-------------|------------|
| Total             | 0           | \$0        |

### Key Findings



#### Foundation System in Poor condition.

Concrete or CMU Walls w/ Continuous Footings  
Buena Vista House-Closed (corner of Atkinson Park) Building exterior

Uniformat Code: A1011  
Recommendation: **in 2022**

Priority Score: **90.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$30,200

\$\$\$\$

Installation of a new foundation system is necessary to stabilize the structure and ready the building for a future renovation. - AssetCALC ID: 2969465



**Exterior Walls in Poor condition.**

any painted surface, 1-2 Story Building  
Buena Vista House-Closed (corner of Atkinson  
Park) Building exterior

Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,000

Uniformat Code: B2011

Recommendation: **Prep & Paint in 2022**

\$\$\$\$

Exterior wall deemed not safe by building officials. Significant peeling paint on wood elements. - AssetCALC  
ID: 2968640

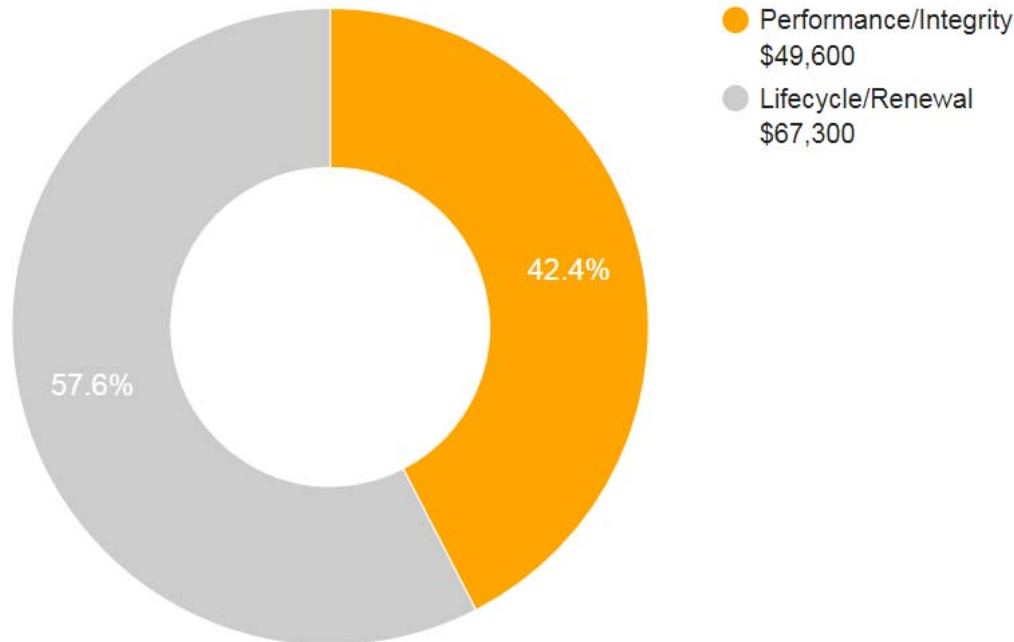
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$116,900**

2. Building and Site Information



| Systems Summary |                                                                                                    |           |
|-----------------|----------------------------------------------------------------------------------------------------|-----------|
| System          | Description                                                                                        | Condition |
| Structure       | Conventional wood frame structure with partial foundation                                          | Good      |
| Façade          | Painted wood with wood windows                                                                     | Poor      |
| Roof            | Primary: Gable construction with asphalt shingles                                                  | Fair      |
| Interiors       | Walls: Painted gypsum board<br>Floors: Hardwood, VCT<br>Ceilings: Suspended ACT                    | Fair      |
| Elevators       | None                                                                                               | --        |
| Plumbing        | Copper supply and cast-iron waste & venting<br>No hot water<br>Restroom fixtures have been removed | Fair      |
| HVAC            | Electric furnace and baseboard heaters                                                             | Fair      |

| Systems Summary                   |                                                                                                                                                                        |      |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>           | None                                                                                                                                                                   | --   |
| <b>Electrical</b>                 | Source and Distribution: Main panel with copper wiring<br>Interior Lighting: T-8, incandescent<br>Emergency: None                                                      | Fair |
| <b>Fire Alarm</b>                 | None                                                                                                                                                                   | --   |
| <b>Equipment/Special</b>          | None                                                                                                                                                                   | --   |
| <b>Site Pavement</b>              | Asphalt and concrete sidewalks                                                                                                                                         | Fair |
| <b>Site Development</b>           | Building-mounted signage<br>Site is minimally developed                                                                                                                | Fair |
| <b>Landscaping and Topography</b> | No significant landscaping features<br>Irrigation not present<br>Low to moderate site slopes throughout                                                                | Fair |
| <b>Utilities</b>                  | Municipal water and sewer<br>Local utility-provided electric                                                                                                           | Fair |
| <b>Site Lighting</b>              | Pole-mounted: None<br>Building-mounted: LED                                                                                                                            | Fair |
| <b>Ancillary Structures</b>       | None                                                                                                                                                                   | --   |
| <b>Accessibility</b>              | Presently it does not appear an accessibility study is needed for this property.                                                                                       |      |
| <b>Key Issues and Findings</b>    | Reported structural issues, peeling and degraded exterior paint, building will require a renovation but future use and timeline for renovations are currently unknown. |      |



## Systems Expenditure Forecast

| System                  | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|-------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Structure               | -         | \$31,147               | -                     | \$5,718               | -                       | \$36,865         |
| Facade                  | -         | \$18,362               | \$2,921               | -                     | \$8,367                 | \$29,650         |
| Roofing                 | -         | -                      | -                     | \$2,358               | \$23,907                | \$26,265         |
| Interiors               | -         | -                      | \$9,347               | \$7,337               | \$12,791                | \$29,475         |
| HVAC                    | -         | -                      | \$4,971               | -                     | -                       | \$4,971          |
| Electrical              | -         | -                      | \$22,465              | -                     | -                       | \$22,465         |
| Equipment & Furnishings | -         | -                      | -                     | \$6,289               | -                       | \$6,289          |
| Site Pavement           | -         | -                      | \$1,622               | -                     | -                       | \$1,622          |
| Site Utilities          | -         | -                      | -                     | \$4,193               | -                       | \$4,193          |
| <b>TOTALS</b>           | <b>-</b>  | <b>\$49,600</b>        | <b>\$41,400</b>       | <b>\$25,900</b>       | <b>\$45,100</b>         | <b>\$162,000</b> |

### 3. Property Space Use and Observed Areas

#### Unit Allocation

All 1,200 square feet of the property are owned and managed by the City of Oregon City. The spaces include a large open event area with a stage area, a kitchen, and a former restroom. The former club is currently unoccupied and not in use.

#### Areas Observed

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

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1923. The facility has undergone some subsequent renovations, but these do not appear to have had implications for accessibility.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

A detailed follow-up accessibility study is not included as a recommendation because the facility is currently unoccupied and not in use. Future usage of the building is unknown at this time and revisiting accessibility questions will be necessary as part of any future renovation of the property. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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



## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The city of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Buena Vista House-Closed (corner of Atkinson Park), 1601 Jackson Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Rashad Alnial and Ethan Abeles,  
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**Reviewed by:**



---

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1

FRONT ELEVATION



2

RIGHT ELEVATION



3

REAR ELEVATION



4

LEFT ELEVATION



5

SIDEWALK



6

ROOF





7

BUILDING ENTRANCE



8

EXTERIOR WALL DETAILS



9

ELECTRIC FURNACE



10

ELECTRIC BASEBOARD HEATER



11

ELECTRICAL PANEL



12

MAIN ROOM





13

MAIN ROOM



14

STAGE



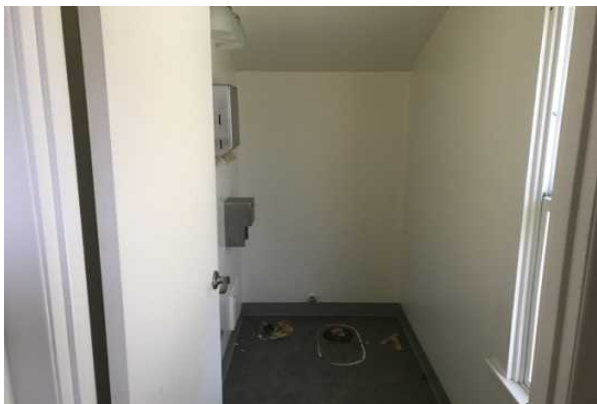
15

MAIN ROOM



16

KITCHEN



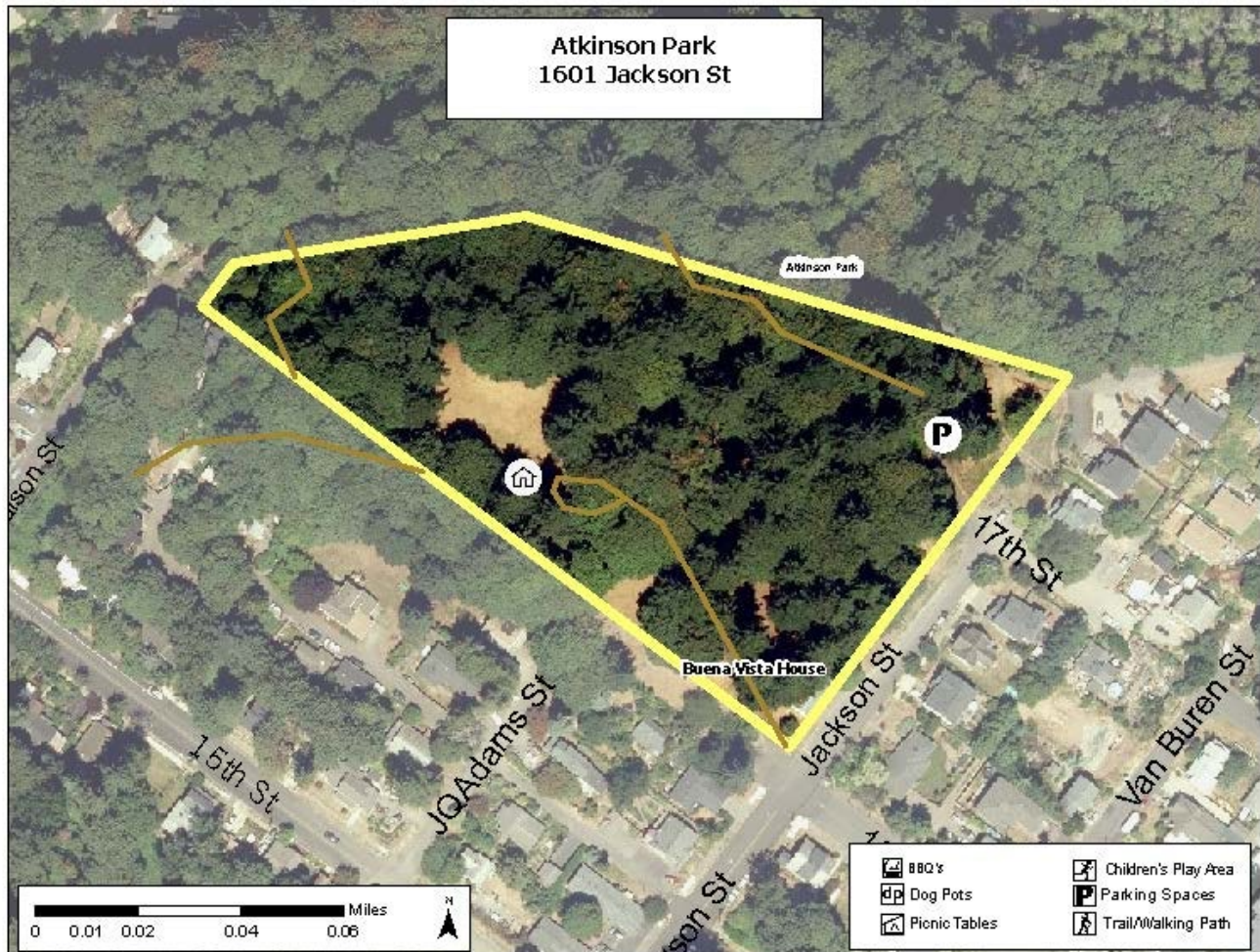
17

FORMER RESTROOM



18

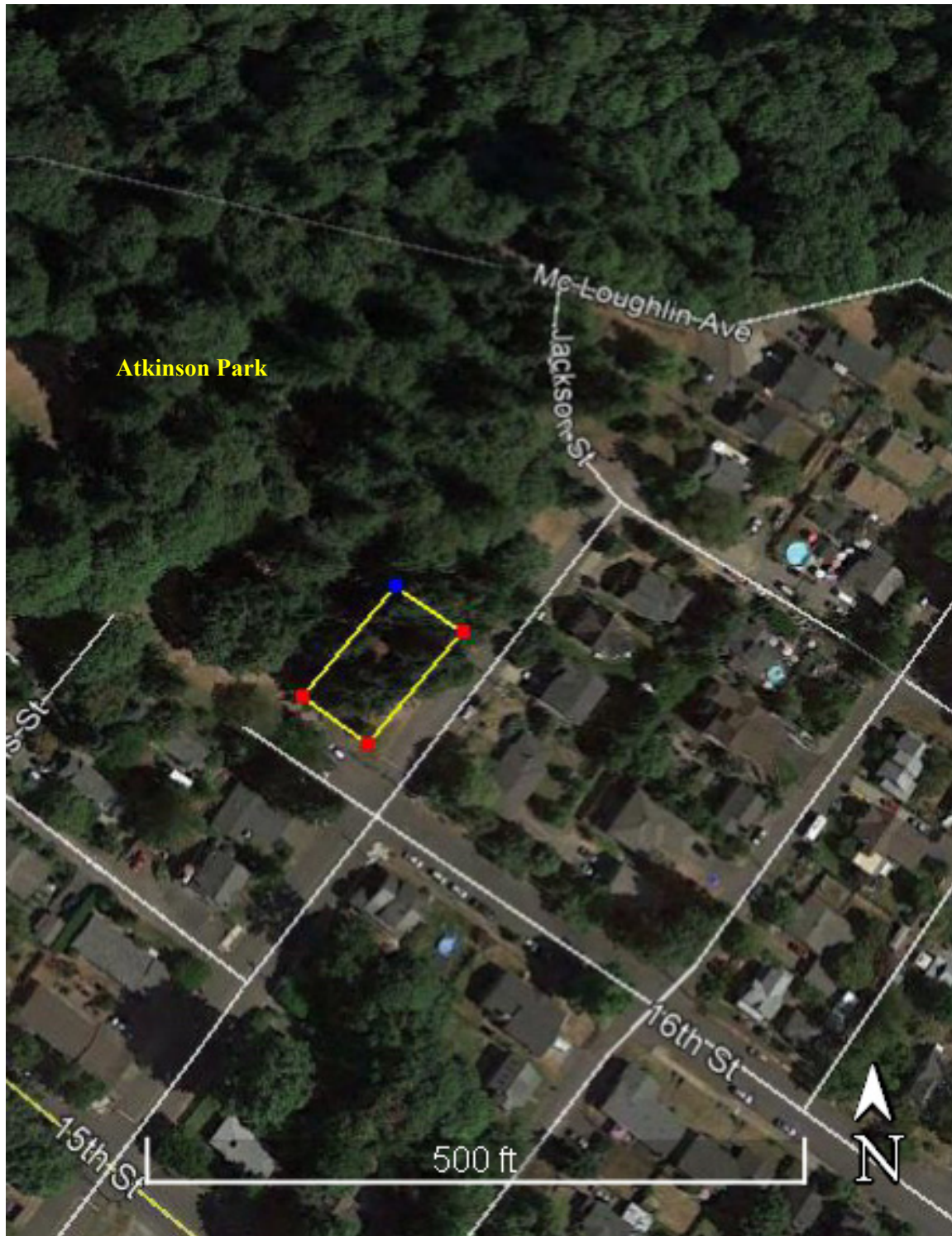
BUILDING NOTICE



|  | Project Number        | Project Name                                       |  |
|-------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------|---------------------------------------------------------------------------------------|
|                                                                                     | 148392.21R000-017.017 | Buena Vista House-Closed (corner of Atkinson Park) |                                                                                       |
|                                                                                     | Source                | On-Site Date                                       |                                                                                       |
|                                                                                     | Client                | April 8, 2021                                      |                                                                                       |



Site Plan



|  | Project Number        | Project Name                                       |  |
|-------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------|---------------------------------------------------------------------------------------|
|                                                                                     | 148392.21R000-017.017 | Buena Vista House-Closed (corner of Atkinson Park) |                                                                                       |
|                                                                                     | Source                | On-Site Date                                       |                                                                                       |
|                                                                                     | Google Earth          | April 8, 2021                                      |                                                                                       |

### PRE-SURVEY QUESTIONNAIRE

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

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

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

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

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



| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Buena Vista House

BV Project Number: 148392.21R000-017.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     |    | ×  |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ×  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     |    | ×  |          |

## Abbreviated Accessibility Checklist

## Parking

NA

NA

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

## Abbreviated Accessibility Checklist

## Exterior Accessible Route

NA

NA

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

|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |



# Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

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

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

## Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

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

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

## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |



|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms

NA

NA

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

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

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes



Kitchen cabinets/sink clearance



Oven with controls

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

|   |                                                                                                                     |                                                                                   |  |  |  |          |
|---|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--|--|--|----------|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  |  |  | Item 9b. |
|---|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--|--|--|----------|



## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools

NA

NA

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

| UF L3 Code                   | Location            | Condition | Asset/Component/Repair                                                                          | Quantity | RUL | ID      |
|------------------------------|---------------------|-----------|-------------------------------------------------------------------------------------------------|----------|-----|---------|
| Structure                    |                     |           |                                                                                                 |          |     |         |
| A1010                        | Building exterior   | Poor      | Foundation System, Concrete or CMU Walls w/ Continuous Footings                                 | 140 LF   | 1   | 2969465 |
| B1010                        | Site                | Fair      | Structural Flooring/Decking, Wood, Refinish                                                     | 30 SF    | 2   | 2968653 |
| B1080                        | Site                | Fair      | Stairs, Wood, Exterior, Refinish                                                                | 75 SF    | 2   | 2968642 |
| Facade                       |                     |           |                                                                                                 |          |     |         |
| B2010                        | Building exterior   | Poor      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint                           | 1,550 SF | 1   | 2968640 |
| B2020                        | Building exterior   | Fair      | Window, Wood, up to 15 SF                                                                       | 8        | 5   | 2968652 |
| B2050                        | Building exterior   | Fair      | Exterior Door, Wood, Solid-Core                                                                 | 2        | 5   | 2968643 |
| Roofing                      |                     |           |                                                                                                 |          |     |         |
| B3010                        | Building exterior   | Fair      | Roofing, Asphalt Shingle, 30-Year Premium                                                       | 1,550 SF | 15  | 2968650 |
| B3020                        | Building exterior   | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings                                  | 150 LF   | 10  | 2968647 |
| Interiors                    |                     |           |                                                                                                 |          |     |         |
| C1070                        | Club House          | Fair      | Suspended Ceilings, Acoustical Tile (ACT)                                                       | 1,200 SF | 10  | 2968648 |
| C2010                        | Club House          | Fair      | Wall Finishes, any surface, Prep & Paint                                                        | 1,200 SF | 3   | 2968646 |
| C2030                        | Club House          | Fair      | Flooring, Wood, Parquetry, Refinish                                                             | 950 SF   | 5   | 2968645 |
| C2030                        | Kitchen             | Fair      | Flooring, Vinyl Tile (VCT)                                                                      | 150 SF   | 3   | 2968655 |
| HVAC                         |                     |           |                                                                                                 |          |     |         |
| D3020                        | Club House          | Fair      | Furnace, Electric                                                                               | 1        | 3   | 2968649 |
| D3020                        | Club House          | Fair      | Baseboard Heater, Electric, 6 LF                                                                | 1        | 5   | 2968641 |
| Electrical                   |                     |           |                                                                                                 |          |     |         |
| D5030                        | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity                         | 1,200 SF | 5   | 2968656 |
| D5040                        | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures [No tag/plate found] | 1,200 SF | 5   | 2968644 |
| Equipment & Furnishings      |                     |           |                                                                                                 |          |     |         |
| E2010                        | Kitchen             | Fair      | Casework, Cabinetry, Hardwood Standard                                                          | 12 LF    | 10  | 2968654 |
| Pedestrian Plazas & Walkways |                     |           |                                                                                                 |          |     |         |
| G2030                        | Site                | Fair      | Sidewalk, Concrete, Small Areas/Sections                                                        | 25 SF    | 25  | 2968651 |
| G2030                        | Site                | Fair      | Sidewalk, Asphalt, Overlay                                                                      | 300 SF   | 3   | 2968657 |
| Sitework                     |                     |           |                                                                                                 |          |     |         |
| G4050                        | Site                | Fair      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement [No tag/plate found]                     | 6        | 10  | 2968658 |

Replacement Reserves Report  
Buena Vista House(corner of Atkinson Park)

7/16/2021

| ID                                                      | Cost Description                                                                    | Location Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022     | 2023     | 2024     | 2025 | 2026     | 2027 | 2028    | 2029 | 2030 | 2031     | 2032    | 2033 | 2034    | 2035 | 2036     | 2037 | 2038 | 2039    | 2040 | 2041 | Deficiency Repair Estimate |
|---------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------|----------------|------|-----|----------|------|-------------|----------|------|----------|----------|----------|------|----------|------|---------|------|------|----------|---------|------|---------|------|----------|------|------|---------|------|------|----------------------------|
| <a href="#">2969465</a>                                 | Foundation System, Concrete or CMU Walls w/ Continuous Footings                     | Building exterior    | 75             | 74   | 1   | 140      | LF   | \$216.00    | \$30,240 |      | \$30,240 |          |          |      |          |      |         |      |      |          |         |      |         |      |          |      |      |         |      |      | \$30,240                   |
| <a href="#">2968642</a>                                 | Stairs, Wood, Exterior, Replace                                                     | Site                 | 15             | 8    | 7   | 75       | SF   | \$62.00     | \$4,650  |      |          |          |          |      |          |      | \$4,650 |      |      |          |         |      |         |      |          |      |      |         |      |      | \$4,650                    |
| <a href="#">2968640</a>                                 | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint               | Building exterior    | 10             | 9    | 1   | 1550     | SF   | \$3.90      | \$6,045  |      | \$6,045  |          |          |      |          |      |         |      |      |          | \$6,045 |      |         |      |          |      |      |         |      |      | \$12,090                   |
| <a href="#">2968652</a>                                 | Window, Wood, up to 15 SF, Replace                                                  | Building exterior    | 30             | 28   | 2   | 8        | EA   | \$1,430.00  | \$11,440 |      |          | \$11,440 |          |      |          |      |         |      |      |          |         |      |         |      |          |      |      |         |      |      | \$11,440                   |
| <a href="#">2968643</a>                                 | Exterior Door, Wood, Solid-Core, Replace                                            | Building exterior    | 25             | 20   | 5   | 2        | EA   | \$1,260.00  | \$2,520  |      |          |          |          |      | \$2,520  |      |         |      |      |          |         |      |         |      |          |      |      |         |      |      | \$2,520                    |
| <a href="#">2968650</a>                                 | Roofing, Asphalt Shingle, 30-Year Premium, Replace                                  | Building exterior    | 30             | 15   | 15  | 1550     | SF   | \$9.90      | \$15,345 |      |          |          |          |      |          |      |         |      |      |          |         |      |         |      | \$15,345 |      |      |         |      |      | \$15,345                   |
| <a href="#">2968647</a>                                 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace             | Building exterior    | 20             | 10   | 10  | 150      | LF   | \$11.70     | \$1,755  |      |          |          |          |      |          |      |         |      |      | \$1,755  |         |      |         |      |          |      |      |         |      |      | \$1,755                    |
| <a href="#">2968648</a>                                 | Suspended Ceilings, Acoustical Tile (ACT), Replace                                  | Club House           | 25             | 15   | 10  | 1200     | SF   | \$4.55      | \$5,460  |      |          |          |          |      |          |      |         |      |      | \$5,460  |         |      |         |      |          |      |      |         |      |      | \$5,460                    |
| <a href="#">2968646</a>                                 | Wall Finishes, any surface, Prep & Paint                                            | Club House           | 10             | 7    | 3   | 1200     | SF   | \$1.95      | \$2,340  |      |          |          | \$2,340  |      |          |      |         |      |      |          |         |      | \$2,340 |      |          |      |      |         |      |      | \$4,680                    |
| <a href="#">2968645</a>                                 | Flooring, Wood, Parquetry, Refinish                                                 | Club House           | 10             | 5    | 5   | 950      | SF   | \$5.20      | \$4,940  |      |          |          |          |      | \$4,940  |      |         |      |      |          |         |      |         |      | \$4,940  |      |      |         |      |      | \$9,880                    |
| <a href="#">2968655</a>                                 | Flooring, Vinyl Tile (VCT), Replace                                                 | Kitchen              | 15             | 12   | 3   | 150      | SF   | \$6.50      | \$975    |      |          |          | \$975    |      |          |      |         |      |      |          |         |      |         |      |          |      |      | \$975   |      |      | \$1,950                    |
| <a href="#">2968649</a>                                 | Furnace, Electric, Replace                                                          | Club House           | 20             | 17   | 3   | 1        | EA   | \$4,550.00  | \$4,550  |      |          |          | \$4,550  |      |          |      |         |      |      |          |         |      |         |      |          |      |      |         |      |      | \$4,550                    |
| <a href="#">2968656</a>                                 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace    | Throughout building  | 40             | 35   | 5   | 1200     | SF   | \$5.75      | \$6,900  |      |          |          |          |      | \$6,900  |      |         |      |      |          |         |      |         |      |          |      |      |         |      |      | \$6,900                    |
| <a href="#">2968644</a>                                 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | Throughout building  | 20             | 15   | 5   | 1200     | SF   | \$10.40     | \$12,480 |      |          |          |          |      | \$12,480 |      |         |      |      |          |         |      |         |      |          |      |      |         |      |      | \$12,480                   |
| <a href="#">2968654</a>                                 | Casework, Cabinetry, Hardwood Standard, Replace                                     | Kitchen              | 20             | 10   | 10  | 12       | LF   | \$390.00    | \$4,680  |      |          |          |          |      |          |      |         |      |      | \$4,680  |         |      |         |      |          |      |      |         |      |      | \$4,680                    |
| <a href="#">2968657</a>                                 | Sidewalk, Asphalt, Overlay                                                          | Site                 | 25             | 22   | 3   | 300      | SF   | \$4.95      | \$1,485  |      |          |          | \$1,485  |      |          |      |         |      |      |          |         |      |         |      |          |      |      |         |      |      | \$1,485                    |
| <a href="#">2968658</a>                                 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | Site                 | 20             | 10   | 10  | 6        | EA   | \$520.00    | \$3,120  |      |          |          |          |      |          |      |         |      |      | \$3,120  |         |      |         |      |          |      |      |         |      |      | \$3,120                    |
| Totals, Unescalated                                     |                                                                                     |                      |                |      |     |          |      |             |          | \$0  | \$36,285 | \$11,440 | \$9,350  | \$0  | \$26,840 | \$0  | \$4,650 | \$0  | \$0  | \$15,015 | \$6,045 | \$0  | \$2,340 | \$0  | \$20,285 | \$0  | \$0  | \$975   | \$0  | \$0  | \$133,225                  |
| Totals, Escalated (3.0% inflation, compounded annually) |                                                                                     |                      |                |      |     |          |      |             |          | \$0  | \$37,374 | \$12,137 | \$10,217 | \$0  | \$31,115 | \$0  | \$5,719 | \$0  | \$0  | \$20,179 | \$8,368 | \$0  | \$3,436 | \$0  | \$31,603 | \$0  | \$0  | \$1,660 | \$0  | \$0  | \$161,807                  |

**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Canemah Children's Park  
815 4<sup>th</sup> Avenue  
Oregon City, Oregon 97045

**PREPARED BY:**

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**BV PROJECT #:**

*148392.21R000-018.017*

**DATE OF REPORT:**

*July 14, 2021*

**ON SITE DATE:**

*March 23, 2021*

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Small neighborhood park                                                                                                                                     |
| Main Address                      | 815 4 <sup>th</sup> Avenue, Oregon City, Oregon 97045                                                                                                       |
| Site Developed                    | N/A                                                                                                                                                         |
| Lot Size                          | 1.55 acres (estimated)                                                                                                                                      |
| Number of Substantial Buildings   | None                                                                                                                                                        |
| Parking Spaces                    | Eight total spaces all in open lots; one of which is accessible.                                                                                            |
| Date(s) of Visit                  | March 23, 2021                                                                                                                                              |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orc.org">dconrad@orc.org</a>                                |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                  |
| Assessment and Report Prepared By | Rashad Alnial                                                                                                                                               |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                    |



## Park Findings and Deficiencies

### Historical Summary

Canemah Children's Park is located at 815 4<sup>th</sup> avenue and adjacent to the Canemah bluff natural area. Originally part of the Canemah historic village, this area was an important Native American site and at one time was a thriving riverboat community.

### Site and Amenities

Site amenities consists of an asphalt parking lot, concrete sidewalk, Playground areas, restroom structure, basketball court stone retaining wall, picnic tables, benches, trash receptacles and a shed. The site amenities in general are in good condition and conveys the impression of being well maintained.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

### Systems Expenditure Forecast

| Systems Expenditure Forecast |           |                        |                       |                       |                         |                  |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                       | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Plumbing                     | -         | -                      | -                     | \$2,398               | -                       | \$2,398          |
| Special Construction & Demo  | -         | -                      | -                     | -                     | \$15,190                | \$15,190         |
| Site Development             | -         | \$15,170               | \$25,542              | \$47,907              | \$272,589               | \$361,208        |
| Site Pavement                | -         | -                      | -                     | -                     | \$31,899                | \$31,899         |
| <b>TOTALS</b>                | <b>-</b>  | <b>\$15,200</b>        | <b>\$25,600</b>       | <b>\$50,400</b>       | <b>\$319,700</b>        | <b>\$410,900</b> |

### Immediate Needs

Not applicable, no immediate needs identified.

### Key Findings

#### Key Findings 0

No key findings for this set of locations.

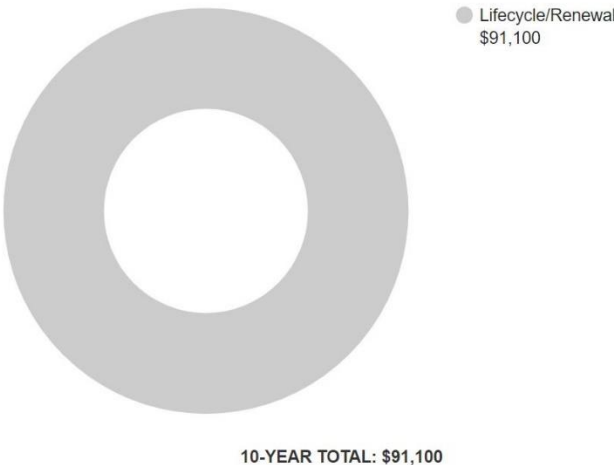
### Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



## 2. General Park Summary



| General Site Information |                         |          |           |
|--------------------------|-------------------------|----------|-----------|
| Asset                    | Description             | Quantity | Condition |
| <b>Signage</b>           | Property Sign           | 1 EA     | Fair      |
| <b>Play Structures</b>   | Very small              | 4 EA     | Good      |
| <b>Play Structures</b>   | Small                   | 1 EA     | Good      |
| <b>Play Structures</b>   | Medium                  | 2 EA     | Good      |
| <b>Play Structures</b>   | Swing set               | 1 EA     | Fair      |
| <b>Sports Apparatus</b>  | Basketball pole and rim | 4 EA     | Fair      |
| <b>Bike Rack</b>         | Single loop             | 1 EA     | Fair      |
| <b>Trash Receptacle</b>  | Medium-Duty, Metal      | 2 EA     | Fair      |
| <b>Drinking Fountain</b> | Metal Pedestal          | 1 EA     | Fair      |

**General Site Information**

|                                     |                                                                                               |
|-------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Landscaping and Topography</b>   | Moderate landscaping features<br>Irrigation present<br>Low to moderate site slopes throughout |
| <b>On-Site Vehicular Paving</b>     | Asphalt parking areas and drive lanes with concrete parking curbs                             |
| <b>Pedestrian paving and Trails</b> | Concrete sidewalks                                                                            |
| <b>On-Site Amenities</b>            | Basketball Court, metal fencing, retaining wall, picnic tables & benches                      |
| <b>Ancillary Buildings</b>          | restroom structure and shed                                                                   |
| <b>Fields and Lots</b>              | Unimproved play fields, play surfaces and play structures                                     |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings                                    |
| <b>Accessibility</b>                | Presently it does not appear an accessibility study is needed for the general site areas.     |
| <b>Key Issues and Findings</b>      | No key issuers were found.                                                                    |

### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

#### Key Spaces Not Observed

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

- Restroom structure was locked.



## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.



## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Canemah Children's Park, 815 4<sup>th</sup> Avenue, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Rashad Alnial,  
Project Manager

**Reviewed by:**



---

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Technical Report Reviewer for  
James A. Cave,  
Program Manager  
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1

PROPERTY SIGN



2

NORTH PLAYING AREA



3

EAST PLAYING AREA



4

BASKETBALL COURT



5

OVERVIEW OF PARKING AREA



6

ACCESSIBLE PARKING AREA



7

SHED



8

RESTROOM STRUCTURE



9

OVERVIEW OF PARK



10

PICNIC AREA



11

CONCRETE SIDEWALK

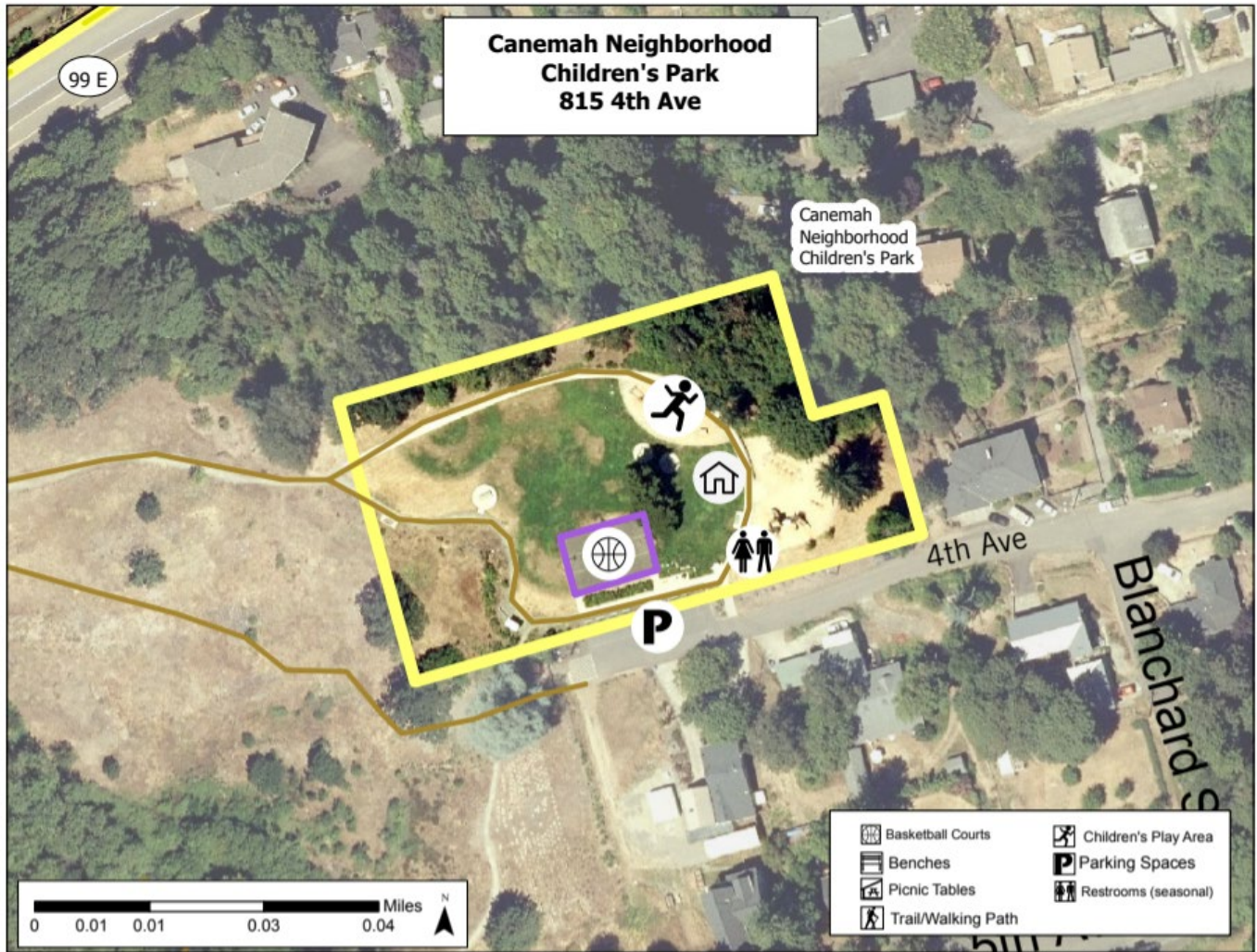


12

RETAINING WALL



Site Plan



|  | Project Number        | Project Name            |  |
|-------------------------------------------------------------------------------------|-----------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                                                                     | 148392.21R000-018.017 | Canemah Children's Park |                                                                                       |
|                                                                                     | Source                | On-Site Date            |                                                                                       |
|                                                                                     | Orcity.org            | March 23, 2021          |                                                                                       |

### PRE-SURVEY QUESTIONNAIRE

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

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

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

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



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

| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** Canemah Children's Park BV

**Project Number:** 148392.21R000-018.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✗  |    |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✗  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | ✗  |    |          |

## Abbreviated Accessibility Checklist

## Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

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

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

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



|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |

## Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

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

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

# Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

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

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



## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms



Toilet stall overview



Sink, faucet handles and/or accessories

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

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

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

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



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

Item 9b.

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools



Accessible route to playground/pool



Overview of playground/pool

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

| UF L3 Code                               | Location         | Condition | Asset/Component/Repair                                                                | Quantity | RUL | ID      |
|------------------------------------------|------------------|-----------|---------------------------------------------------------------------------------------|----------|-----|---------|
| Plumbing                                 |                  |           |                                                                                       |          |     |         |
| D2010                                    | Site             | Fair      | Drinking Fountain, Exterior/Site, Metal Pedestal [No tag/plate found]                 | 1        | 7   | 2949273 |
| Special Construction & Demo              |                  |           |                                                                                       |          |     |         |
| F1020                                    | Shed             | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal [No tag/plate found] | 300 SF   | 15  | 2949286 |
| F1020                                    | Restroom         | Good      | Restroom/Comfort Station, Permanent, w/ Plumbing (per Fixture) [No tag/plate found]   | 1        | 25  | 2949281 |
| Pedestrian Plazas & Walkways             |                  |           |                                                                                       |          |     |         |
| G2020                                    | Parking lot      | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                                       | 4,500 SF | 15  | 2949275 |
| G2030                                    | Site             | Good      | Sidewalk, Concrete, Small Areas/Sections                                              | 5,500 SF | 30  | 2949278 |
| Athletic, Recreational & Playfield Areas |                  |           |                                                                                       |          |     |         |
| G2050                                    | Playground       | Good      | Play Structure, Multipurpose, Medium                                                  | 1        | 15  | 2949287 |
| G2050                                    | Playground       | Fair      | Play Structure, Swing Set, 4 Seats                                                    | 1        | 10  | 2949277 |
| G2050                                    | Playground       | Good      | Play Structure, Multipurpose, Very Small                                              | 1        | 15  | 2949284 |
| G2050                                    | Playground       | Fair      | Playfield Surfaces, Chips Wood, 6" Depth                                              | 5,500 SF | 2   | 2949270 |
| G2050                                    | Playground       | Good      | Play Structure, Multipurpose, Very Small                                              | 1        | 15  | 2949271 |
| G2050                                    | Playground       | Good      | Play Structure, Multipurpose, Small                                                   | 1        | 15  | 2949280 |
| G2050                                    | Playground       | Good      | Play Structure, Multipurpose, Very Small                                              | 1        | 15  | 2949269 |
| G2050                                    | Playground       | Good      | Play Structure, Multipurpose, Very Small                                              | 1        | 15  | 2949272 |
| G2050                                    | Playground       | Good      | Play Structure, Multipurpose, Medium                                                  | 1        | 15  | 2949276 |
| G2050                                    | Basketball Court | Fair      | Sports Apparatus, Basketball, Backboard/Rim/Pole [No tag/plate found]                 | 4        | 10  | 2949283 |
| G2050                                    | Basketball Court | Fair      | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement [No tag/plate found] | 2,400 SF | 10  | 2949266 |
| Sitework                                 |                  |           |                                                                                       |          |     |         |
| G2060                                    | Site             | Fair      | Retaining Wall, Concrete Masonry Unit (CMU)                                           | 320 SF   | 20  | 2949279 |
| G2060                                    | Site             | Good      | Trash Receptacle, Medium-Duty Metal or Precast [No tag/plate found]                   | 2        | 18  | 2949285 |
| G2060                                    |                  | Fair      | Signage, Property, Monument                                                           | 1        | 10  | 2949329 |
| G2060                                    | Site             | Fair      | Fences & Gates, Fence, Wrought Iron 4'                                                | 300 LF   | 25  | 2949282 |
| G2060                                    | Site             | Fair      | Park Bench, Wood/Composite/Fiberglass                                                 | 3        | 5   | 2949267 |
| G2060                                    | Site             | Fair      | Picnic Table, Wood [No tag/plate found]                                               | 4        | 5   | 2949268 |

Replacement Reserves Report

Canemah Children's Park

Item 9b.

7/14/2021

| Location                |  | 2021 | 2022 | 2023     | 2024 | 2025 | 2026     | 2027 | 2028    | 2029     | 2030 | 2031     | 2032     | 2033 | 2034 | 2035     | 2036      | 2037 | 2038     | 2039    | 2040 | 2041     | Total Escalated Estimate |  |
|-------------------------|--|------|------|----------|------|------|----------|------|---------|----------|------|----------|----------|------|------|----------|-----------|------|----------|---------|------|----------|--------------------------|--|
| Canemah Children's Park |  | \$0  | \$0  | \$15,171 | \$0  | \$0  | \$25,545 | \$0  | \$2,398 | \$18,115 | \$0  | \$29,795 | \$19,795 | \$0  | \$0  | \$21,630 | \$179,953 | \$0  | \$23,636 | \$3,762 | \$0  | \$70,908 | \$410,707                |  |
| Grand Total             |  | \$0  | \$0  | \$15,171 | \$0  | \$0  | \$25,545 | \$0  | \$2,398 | \$18,115 | \$0  | \$29,795 | \$19,795 | \$0  | \$0  | \$21,630 | \$179,953 | \$0  | \$23,636 | \$3,762 | \$0  | \$70,908 | \$410,707                |  |

| Uniformat Code                                          | ID      | Cost Description                                                          | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023     | 2024 | 2025 | 2026     | 2027 | 2028    | 2029     | 2030 | 2031     | 2032     | 2033 | 2034 | 2035     | 2036      | 2037 | 2038     | 2039    | 2040     | 2041     | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|---------------------------------------------------------------------------|----------------|----|-----|----------|------|-------------|----------|------|------|----------|------|------|----------|------|---------|----------|------|----------|----------|------|------|----------|-----------|------|----------|---------|----------|----------|----------------------------|
| D2010                                                   | 2949273 | Drinking Fountain, Exterior/Site, Metal Pedestal, Replace                 | 15             | 8  | 7   | 1        | EA   | \$1,950.00  | \$1,950  |      |      |          |      |      |          |      | \$1,950 |          |      |          |          |      |      |          |           |      |          |         |          |          | \$1,950                    |
| F1020                                                   | 2949286 | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace | 30             | 15 | 15  | 300      | SF   | \$32.50     | \$9,750  |      |      |          |      |      |          |      |         |          |      |          |          |      |      |          | \$9,750   |      |          |         |          |          | \$9,750                    |
| G2020                                                   | 2949275 | Parking Lots, Pavement, Asphalt, Mill & Overlay                           | 25             | 10 | 15  | 4500     | SF   | \$4.55      | \$20,475 |      |      |          |      |      |          |      |         |          |      |          |          |      |      |          | \$20,475  |      |          |         |          |          | \$20,475                   |
| G2050                                                   | 2949283 | Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace                 | 25             | 15 | 10  | 4        | EA   | \$650.00    | \$2,600  |      |      |          |      |      |          |      |         |          |      | \$2,600  |          |      |      |          |           |      |          |         |          |          | \$2,600                    |
| G2050                                                   | 2949266 | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace | 25             | 15 | 10  | 2400     | SF   | \$4.55      | \$10,920 |      |      |          |      |      |          |      |         |          |      | \$10,920 |          |      |      |          |           |      |          |         |          |          | \$10,920                   |
| G2050                                                   | 2949270 | Playfield Surfaces, Chips Wood, 6" Depth, Replace                         | 3              | 1  | 2   | 5500     | SF   | \$2.60      | \$14,300 |      |      | \$14,300 |      |      | \$14,300 |      |         | \$14,300 |      |          | \$14,300 |      |      | \$14,300 |           |      | \$14,300 |         | \$14,300 |          | \$14,300                   |
| G2050                                                   | 2949277 | Play Structure, Swing Set, 4 Seats, Replace                               | 20             | 10 | 10  | 1        | EA   | \$3,250.00  | \$3,250  |      |      |          |      |      |          |      |         |          |      | \$3,250  |          |      |      |          |           |      |          |         |          |          | \$3,250                    |
| G2050                                                   | 2949287 | Play Structure, Multipurpose, Medium, Replace                             | 20             | 5  | 15  | 1        | EA   | \$26,000.00 | \$26,000 |      |      |          |      |      |          |      |         |          |      |          |          |      |      |          | \$26,000  |      |          |         |          |          | \$26,000                   |
| G2050                                                   | 2949284 | Play Structure, Multipurpose, Very Small, Replace                         | 20             | 5  | 15  | 1        | EA   | \$2,340.00  | \$2,340  |      |      |          |      |      |          |      |         |          |      |          |          |      |      |          | \$2,340   |      |          |         |          |          | \$2,340                    |
| G2050                                                   | 2949271 | Play Structure, Multipurpose, Very Small, Replace                         | 20             | 5  | 15  | 1        | EA   | \$7,800.00  | \$7,800  |      |      |          |      |      |          |      |         |          |      |          |          |      |      |          | \$7,800   |      |          |         |          |          | \$7,800                    |
| G2050                                                   | 2949280 | Play Structure, Multipurpose, Small, Replace                              | 20             | 5  | 15  | 1        | EA   | \$13,000.00 | \$13,000 |      |      |          |      |      |          |      |         |          |      |          |          |      |      |          | \$13,000  |      |          |         |          |          | \$13,000                   |
| G2050                                                   | 2949269 | Play Structure, Multipurpose, Very Small, Replace                         | 20             | 5  | 15  | 1        | EA   | \$2,340.00  | \$2,340  |      |      |          |      |      |          |      |         |          |      |          |          |      |      |          | \$2,340   |      |          |         |          |          | \$2,340                    |
| G2050                                                   | 2949272 | Play Structure, Multipurpose, Very Small, Replace                         | 20             | 5  | 15  | 1        | EA   | \$7,800.00  | \$7,800  |      |      |          |      |      |          |      |         |          |      |          |          |      |      |          | \$7,800   |      |          |         |          |          | \$7,800                    |
| G2050                                                   | 2949276 | Play Structure, Multipurpose, Medium, Replace                             | 20             | 5  | 15  | 1        | EA   | \$26,000.00 | \$26,000 |      |      |          |      |      |          |      |         |          |      |          |          |      |      |          | \$26,000  |      |          |         |          |          | \$26,000                   |
| G2060                                                   | 2949267 | Park Bench, Wood/Composite/Fiberglass, Replace                            | 20             | 15 | 5   | 3        | EA   | \$1,105.00  | \$3,315  |      |      |          |      |      | \$3,315  |      |         |          |      |          |          |      |      |          |           |      |          |         |          |          | \$3,315                    |
| G2060                                                   | 2949268 | Picnic Table, Wood, Replace                                               | 20             | 15 | 5   | 4        | EA   | \$1,105.00  | \$4,420  |      |      |          |      |      | \$4,420  |      |         |          |      |          |          |      |      |          |           |      |          |         |          |          | \$4,420                    |
| G2060                                                   | 2949285 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                   | 20             | 2  | 18  | 2        | EA   | \$1,105.00  | \$2,210  |      |      |          |      |      |          |      |         |          |      |          |          |      |      |          |           |      |          | \$2,210 |          |          | \$2,210                    |
| G2060                                                   | 2949329 | Signage, Property, Monument, Replace                                      | 20             | 10 | 10  | 1        | EA   | \$5,400.00  | \$5,400  |      |      |          |      |      |          |      |         |          |      | \$5,400  |          |      |      |          |           |      |          |         |          |          | \$5,400                    |
| G2060                                                   | 2949279 | Retaining Wall, Concrete Masonry Unit (CMU), Replace                      | 40             | 20 | 20  | 320      | SF   | \$78.00     | \$24,960 |      |      |          |      |      |          |      |         |          |      |          |          |      |      |          |           |      |          |         | \$24,960 |          | \$24,960                   |
| Totals, Unescalated                                     |         |                                                                           |                |    |     |          |      |             |          | \$0  | \$0  | \$14,300 | \$0  | \$0  | \$22,035 | \$0  | \$1,950 | \$14,300 | \$0  | \$22,170 | \$14,300 | \$0  | \$0  | \$14,300 | \$115,505 | \$0  | \$14,300 | \$2,210 | \$0      | \$39,260 | \$274,630                  |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                           |                |    |     |          |      |             |          | \$0  | \$0  | \$15,171 | \$0  | \$0  | \$25,545 | \$0  | \$2,398 | \$18,115 | \$0  | \$29,795 | \$19,795 | \$0  | \$0  | \$21,630 | \$179,953 | \$0  | \$23,636 | \$3,762 | \$0      | \$70,908 | \$410,707                  |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Chapin Park  
340 Warner Parrott Road  
Oregon City, Oregon 97045

## PREPARED BY:

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

*148392.21R000-020.0017*

## DATE OF REPORT:

*July 15, 2021*

## ON SITE DATE:

*March 7, 2021*



# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community Park                                                                                                                                              |
| Main Address                      | 340 Warner Parrott Road, Oregon City, Oregon 97045                                                                                                          |
| Site Developed                    | 1983<br>Renovated 2016, 2019                                                                                                                                |
| Lot Size                          | 18.57 acres (estimated)                                                                                                                                     |
| Number of Substantial Buildings   | Three                                                                                                                                                       |
| Parking Spaces                    | 64 total spaces all in open lots; two of which are accessible.                                                                                              |
| Date(s) of Visit                  | March 7, 2021                                                                                                                                               |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                        |
| On-site Point of Contact (POC)    | Jon Waverly                                                                                                                                                 |
| Assessment and Report Prepared By | Jonathan Levine<br>Konnye Zavala                                                                                                                            |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                    |

## Park Findings and Deficiencies

### Historical Summary

The Park was constructed in 1983 and renovated in 2016 was the play structures, in 2019 the restroom building was renovated. There are three buildings on the site, the concession stand is leased and being used by the sports league.

### Architectural

The Restroom Building is made of CMU block with a broom finished concrete floor and painted walls in good condition. There are no windows at this building. The exterior doors are made out of steel and are in good condition. There is an overhead door in good condition. The roof is metal and is in good condition. the interior finishes are in like new condition (The restroom was only used for a few months due to Covid-19 and is in relatively new condition).

The Concession Stand is made of CMU block with an unfinished floor and painted walls. There is an exterior overhead door in fair condition. The exterior doors are made out of steel and are in good condition. The windows are made of vinyl and are in fair condition. The roof is asphalt shingle and is in fair condition.

The Pump house is made of CMU block with an unfinished floor and painted walls. The exterior door is in excellent condition. The roof is metal and is in fair condition.

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

The Restroom Building has a mechanical room which contains a unit heater, distribution panel, and an electric water heater that supplies the building and is in good condition. The toilet, sink, urinal, and toilet partitions are in good condition. There is a main distribution panel. The lighting inside of the building was linear fluorescent lighting. There is no fire suppression in the building.

The Pump house had a backflow preventer in fair condition. There are electric baseboard heaters that are in fair condition. There was a pump, and an expansion tank that were in good condition and a distribution panel in fair condition. There is no fire suppression system in the building.

### Site and Amenities

There are sections of the sidewalk scattered throughout the site that is in poor condition and is recommended to be replaced. There are two major sections of playgrounds located on the east and west side of the site with wood chips and rubber tile flooring. The site is furnished with benches, bleachers, trash receptacles, and drinking fountains. There is a baseball field with a dugout area used for sports leagues. There was a gazebo/shaded structure located at the site in fair condition. There is chain link fencing throughout the property.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |                 |                        |                       |                       |                         |                    |
|------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System                       | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
| Facade                       | -               | -                      | -                     | \$11,954              | \$16,646                | \$28,600           |
| Roofing                      | -               | -                      | -                     | \$5,975               | \$42,070                | \$48,045           |
| Interiors                    | -               | -                      | -                     | \$6,669               | \$15,601                | \$22,270           |
| Plumbing                     | \$6,760         | -                      | -                     | \$27,791              | \$46,346                | \$80,897           |
| HVAC                         | -               | -                      | -                     | -                     | \$2,655                 | \$2,655            |
| Electrical                   | -               | -                      | \$3,767               | \$9,259               | \$11,951                | \$24,977           |
| Equipment & Furnishings      | -               | -                      | -                     | -                     | \$4,448                 | \$4,448            |
| Special Construction & Demo  | -               | -                      | -                     | -                     | \$107,435               | \$107,435          |
| Site Development             | -               | \$19,308               | \$64,778              | \$44,803              | \$786,317               | \$915,206          |
| Site Pavement                | \$780           | \$736                  | \$27,934              | \$237,273             | \$283,461               | \$550,184          |
| Site Utilities               | -               | -                      | -                     | -                     | \$6,196                 | \$6,196            |
| Accessibility                | \$9,750         | -                      | -                     | -                     | -                       | \$9,750            |
| <b>TOTALS</b>                | <b>\$17,300</b> | <b>\$20,100</b>        | <b>\$96,500</b>       | <b>\$343,800</b>      | <b>\$1,323,200</b>      | <b>\$1,800,900</b> |

## Immediate Needs

| Facility/Building | Total Items | Total Cost      |
|-------------------|-------------|-----------------|
| Chapin Park       | 1           | \$6,800         |
| Site              | 2           | \$10,600        |
| <b>Total</b>      | <b>3</b>    | <b>\$17,400</b> |

## Chapin Park

| ID                     | Location    | Location Description           | UF Code | Description                                       | Condition | Plan Type             | Cost           |
|------------------------|-------------|--------------------------------|---------|---------------------------------------------------|-----------|-----------------------|----------------|
| 2948564                | Chapin Park | In well bldg.- off Hein Street | D2010   | Backflow Preventer, Domestic Water, 3 IN, Replace | NA        | Performance/Integrity | \$6,800        |
| <b>Total (1 items)</b> |             |                                |         |                                                   |           |                       | <b>\$6,800</b> |

## Site

| ID                     | Location           | Location Description | UF Code | Description                                                                | Condition | Plan Type     | Cost            |
|------------------------|--------------------|----------------------|---------|----------------------------------------------------------------------------|-----------|---------------|-----------------|
| 2949327                | Chapin Park / Site | Site                 | Y1090   | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | NA        | Accessibility | \$9,800         |
| 2925441                | Chapin Park / Site | Site                 | G2030   | Sidewalk, Concrete, Small Areas/Sections, Replace                          | Poor      | Safety        | \$800           |
| <b>Total (2 items)</b> |                    |                      |         |                                                                            |           |               | <b>\$10,600</b> |

## Key Findings

|                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                   |                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Include/Exclude<br>                                                                                                                                                | <b>Sidewalk in Poor condition.</b><br>Concrete, Small Areas/Sections (Uniformat Code: G2030)<br>Site Chapin Park Site<br>Recommendation: <b>Replace</b> in 2021.<br>Concrete sidewalk trip hazards found near park entrance due to cracked and uneven concrete pavement.<br>AssetCalc ID: 2925441 | Priority Score <b>94.9</b><br>Plan Type: <b>Safety</b><br>Cost Estimate: \$ 900<br>\$\$\$\$           |
| <input checked="" type="checkbox"/> Include/Exclude<br>                                                                                                                                                | <b>Sidewalk in Poor condition.</b><br>Asphalt (Uniformat Code: G2030)<br>Site Chapin Park Site<br>Recommendation: <b>Repair</b> in 2022.<br>Spalled asphalt sidewalk pavement near north end<br>AssetCalc ID: 2925444                                                                             | Priority Score <b>85.8</b><br>Plan Type: Performance/Integrity<br>Cost Estimate: \$ 700<br>\$\$\$\$   |
| <input checked="" type="checkbox"/> Include/Exclude<br><b>Backflow Preventer</b><br>Wilkins 975 (Uniformat Code: D2010)<br>Chapin Park In well bldg.- off Hein Street<br>Recommendation: <b>Replace</b> in 2021.<br>A backflow is recommended to be replaced.<br>AssetCalc ID: 2948564 |                                                                                                                                                                                                                                                                                                   | Priority Score <b>84.9</b><br>Plan Type: Performance/Integrity<br>Cost Estimate: \$ 6,800<br>\$\$\$\$ |
| <input checked="" type="checkbox"/> Include/Exclude<br><b>ADA Miscellaneous</b><br>Level III Study, Includes Measurements (Uniformat Code: Y1090)<br>Site Chapin Park Site<br>Recommendation: <b>Evaluate/Report</b> in 2021.<br>AssetCalc ID: 2949327                                 |                                                                                                                                                                                                                                                                                                   | Priority Score <b>63.9</b><br>Plan Type: Accessibility<br>Cost Estimate: \$ 9,800<br>\$\$\$\$         |

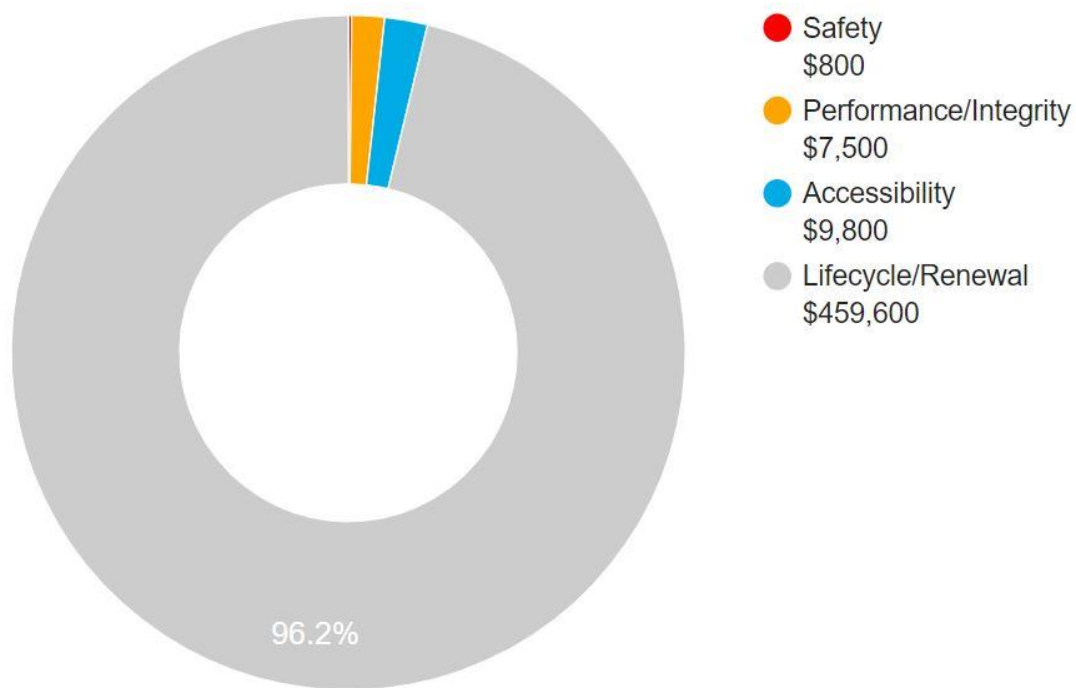
## Plan Types

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

### Plan Type Descriptions

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

## Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$477,700



## 2. Restroom Building



### Restroom Building: Systems Summary

|                       |                                                                                                                         |           |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------|-----------|
| Address               | 340 Warren Parrott Road, Oregon City, Oregon 97045                                                                      |           |
| Constructed/Renovated | 1983/2019                                                                                                               |           |
| Building Size         | 1,100 SF                                                                                                                |           |
| Number of Stories     | 1                                                                                                                       |           |
| System                | Description                                                                                                             | Condition |
| Structure             | Steel frame with concrete-topped metal decks                                                                            | Good      |
| Façade                | Painted wood with no windows                                                                                            | Good      |
| Roof                  | Primary: Gable construction with metal finish                                                                           | Good      |
| Interiors             | Walls: Painted CMU<br>Floors: Unfinished<br>Ceilings: Painted gypsum board                                              | Good      |
| Elevators             | None                                                                                                                    | --        |
| Plumbing              | Copper supply and cast-iron waste and venting<br>Electric water heaters<br>Toilets, urinals, and sinks in all restrooms | Good      |
| HVAC                  | Exhaust fans                                                                                                            | Good      |

## Restroom Building: Systems Summary

|                                |                                                                                                    |      |
|--------------------------------|----------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | No fire suppression present.                                                                       | --   |
| <b>Electrical</b>              | Source and Distribution: Main panel with copper wiring<br>Interior Lighting: T-8<br>Emergency: N/A | Good |
| <b>Fire Alarm</b>              | No fire alarm present.                                                                             | --   |
| <b>Equipment/Special</b>       | None                                                                                               | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building.                   |      |
| <b>Key Issues and Findings</b> | The restroom lighting should have an upgrade to LED.                                               |      |

## Restroom Building: Systems Expenditure Forecast

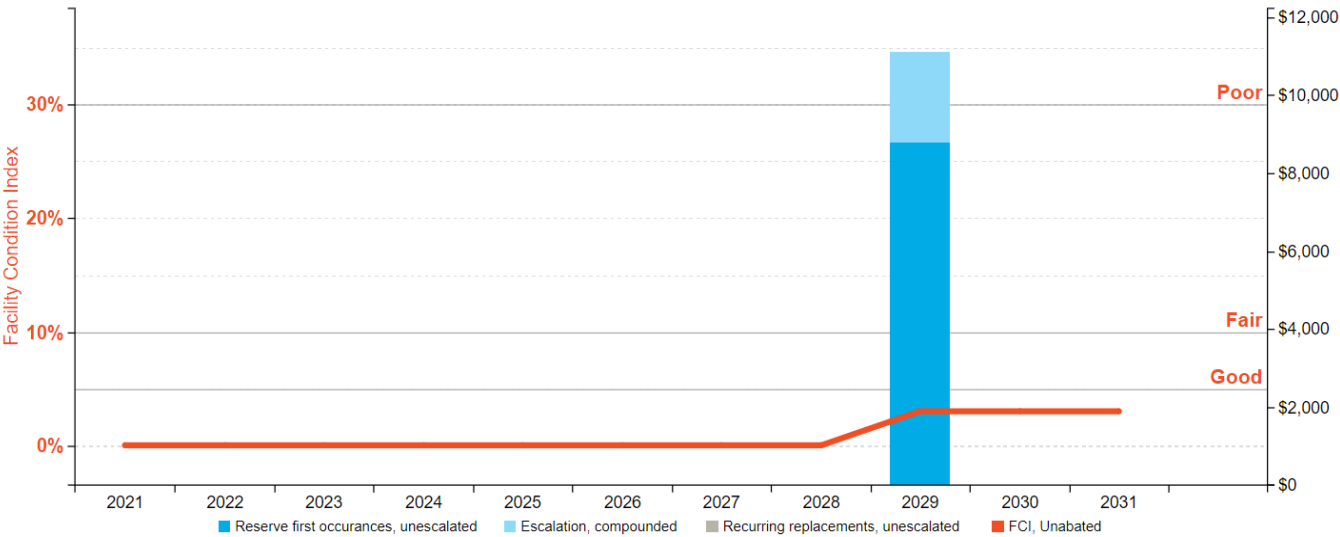
| System         | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL           |
|----------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|-----------------|
| Facade         | -         | -                      | -                     | \$4,446               | \$5,975                 | \$10,421        |
| Roofing        | -         | -                      | -                     | -                     | \$2,390                 | \$2,390         |
| Interiors      | -         | -                      | -                     | \$6,669               | \$15,601                | \$22,270        |
| Plumbing       | -         | -                      | -                     | -                     | \$32,024                | \$32,024        |
| HVAC           | -         | -                      | -                     | -                     | \$3,609                 | \$3,609         |
| Electrical     | -         | -                      | -                     | -                     | \$11,951                | \$11,951        |
| Site Utilities | -         | -                      | -                     | -                     | \$6,196                 | \$6,196         |
| <b>TOTALS</b>  | -         | -                      | -                     | <b>\$11,200</b>       | <b>\$77,800</b>         | <b>\$89,000</b> |

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

Restroom Building: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Chapin Park Restrooms

Replacement Value: \$ 331,485; Inflation rate: 3.0%



### 3. Concession Stand



#### Concession Stand: Systems Summary

|                       |                                                                          |           |
|-----------------------|--------------------------------------------------------------------------|-----------|
| Address               | 340 Warner Parrott Road, Oregon City, Oregon 97045                       |           |
| Constructed/Renovated | 1983                                                                     |           |
| Building Size         | 650 SF                                                                   |           |
| Number of Stories     | One                                                                      |           |
| System                | Description                                                              | Condition |
| Structure             | Steel frame with concrete-topped metal decks                             | Fair      |
| Façade                | Painted CMU with vinyl windows                                           | Fair      |
| Roof                  | Primary: Gable construction with asphalt shingles                        | Fair      |
| Interiors             | Walls: Painted CMU<br>Floors: Unfinished<br>Ceilings: Unfinished/exposed | Fair      |
| Elevators             | None                                                                     | --        |
| Plumbing              | No plumbing present.                                                     | --        |
| HVAC                  | No HVAC present.                                                         | --        |

## Concession Stand: Systems Summary

|                                |                                                                                                    |      |
|--------------------------------|----------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | No fire suppression present.                                                                       | --   |
| <b>Electrical</b>              | Source and Distribution: Main panel with copper wiring<br>Interior Lighting: T-8<br>Emergency: N/A | Fair |
| <b>Fire Alarm</b>              | No fire alarm present.                                                                             | --   |
| <b>Equipment/Special</b>       | None                                                                                               | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building.                   |      |
| <b>Key Issues and Findings</b> | No key issues were observed                                                                        |      |

## Concession Stand: Systems Expenditure Forecast

### System Expenditure Forecast

| System        | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL           |
|---------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|-----------------|
| Facade        | -         | -                      | -                     | \$5,590               | \$8,093                 | \$13,683        |
| Roofing       | -         | -                      | -                     | \$5,975               | -                       | \$5,975         |
| <b>TOTALS</b> | <b>-</b>  | <b>-</b>               | <b>-</b>              | <b>\$11,600</b>       | <b>\$8,100</b>          | <b>\$19,700</b> |

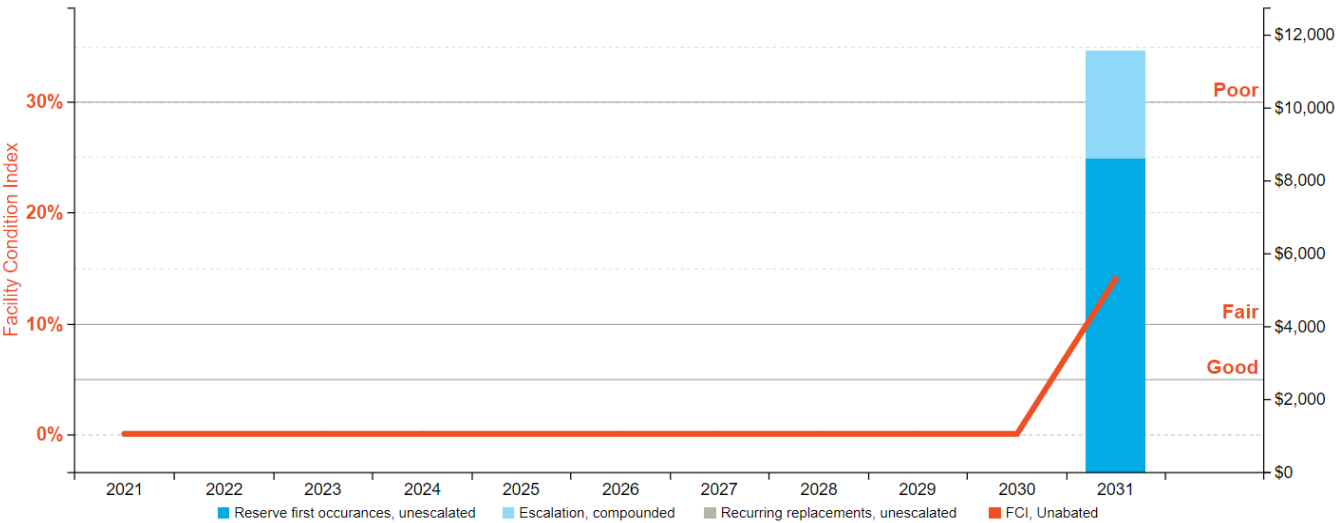


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Concession Stand: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Chapin Park Concessions Stand

▲ Replacement Value: \$ 80,000; Inflation rate: 3.0%



4. Pump House



Pump House: Systems Summary

|                       |                                                                          |           |
|-----------------------|--------------------------------------------------------------------------|-----------|
| Address               | 340 Warner Parrott Road, Oregon City, Oregon 97045                       |           |
| Constructed/Renovated | 1983                                                                     |           |
| Building Size         | 250 SF                                                                   |           |
| Number of Stories     | One                                                                      |           |
| System                | Description                                                              | Condition |
| Structure             | Steel frame with concrete-topped metal decks                             | Good      |
| Façade                | Painted CMU with no windows                                              | Good      |
| Roof                  | Primary: Gable construction with metal finish                            | Fair      |
| Interiors             | Walls: Painted CMU<br>Floors: Unfinished<br>Ceilings: Unfinished/exposed | Fair      |
| Elevators             | None                                                                     | --        |
| Plumbing              | No plumbing present.                                                     | --        |
| HVAC                  | Central System with baseboard heaters                                    | Fair      |

## Pump House: Systems Summary

|                                |                                                                                                |      |
|--------------------------------|------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | No fire suppression present.                                                                   | --   |
| <b>Electrical</b>              | Source and Distribution: Main panel with copper wiring<br>Interior Lighting: T-8Emergency: N/A | Fair |
| <b>Fire Alarm</b>              | No fire alarm present.                                                                         | --   |
| <b>Equipment/Special</b>       | None                                                                                           | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building.               |      |
| <b>Key Issues and Findings</b> | No key issues were found at this time.                                                         |      |

## Pump House: Systems Expenditure Forecast

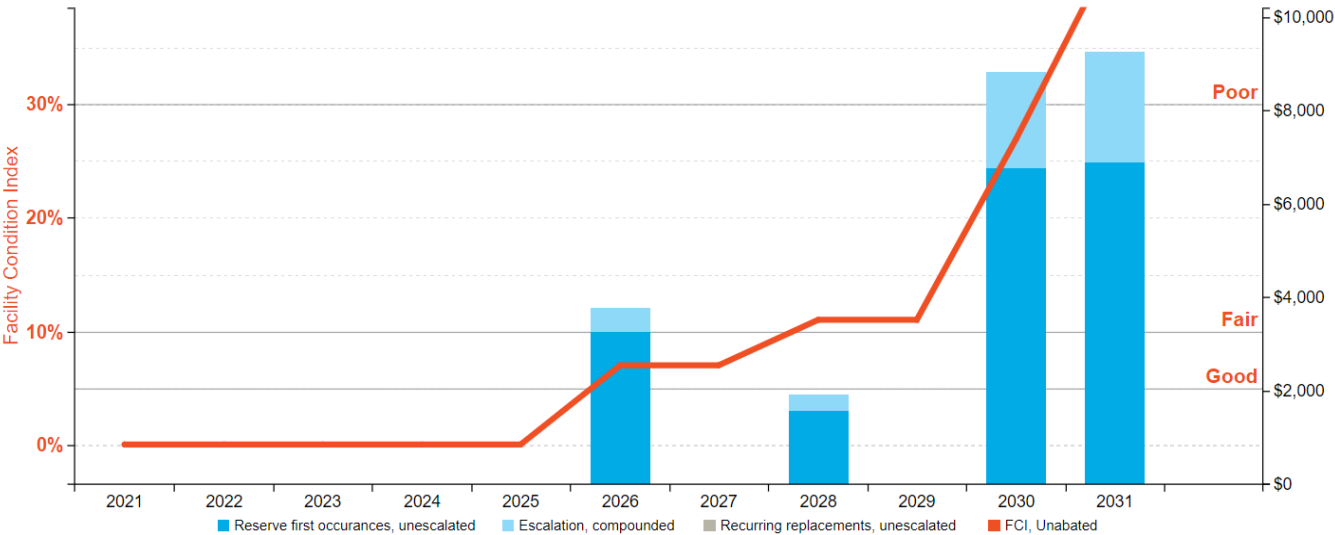
| System Expenditure Forecast |           |                        |                       |                       |                         |                 |
|-----------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|-----------------|
| System                      | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL           |
| Facade                      | -         | -                      | -                     | \$1,918               | \$2,578                 | \$4,496         |
| Roofing                     | -         | -                      | -                     | -                     | -                       | -               |
| Plumbing                    | -         | -                      | -                     | \$8,820               | \$14,322                | \$23,142        |
| HVAC                        | -         | -                      | -                     | -                     | -                       | -               |
| Electrical                  | -         | -                      | \$3,767               | \$9,259               | -                       | \$13,026        |
| <b>TOTALS</b>               | <b>-</b>  | <b>-</b>               | <b>\$3,800</b>        | <b>\$20,000</b>       | <b>\$16,900</b>         | <b>\$40,700</b> |

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

Pump House: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Chapin Park Pump House

Replacement Value: \$ 54,120; Inflation rate: 3.0%



## 5. General Park Summary



### General Site Information

| Asset                   | Description        | Quantity | Condition |
|-------------------------|--------------------|----------|-----------|
| Play Structure          | Multipurpose Small | 1 EA     | Good      |
| Play Structure Flooring | Rubber Tile        | 2,100 SF | Fair      |
| Play Structure          | Swing Set, 4 Seats | 1 EA     | Fair      |
| Play Structure          | Multipurpose       | 1 EA     | Good      |
| Sport Apparatus         | Soccer             | 4 EA     | Good      |
| Fence                   | Chain Link         | 4,000 SF | Fair      |
| Trash Receptacle        | Light Duty         | 7 EA     | Fair      |
| Campground Accessories  | Grill              | 1 EA     | Fair      |
| Sports Apparatus        | Soccer             | 2 EA     | Fair      |
| Shed                    | Wood               | 1,000 SF | Fair      |



| General Site Information            |                                                                                                                                                |       |      |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|
| <b>Drinking Fountain</b>            | Drinking Fountain                                                                                                                              | 2 EA  | Fair |
| <b>Bleachers</b>                    | Fixed Steel Frame                                                                                                                              | 20 EA | Fair |
| <b>Play Structure</b>               | Swing Set, 4 seats                                                                                                                             | 1 EA  | Fair |
| <b>Trash Receptacle</b>             | Medium Duty                                                                                                                                    | 4 EA  | Fair |
| <b>Bench</b>                        | Wood                                                                                                                                           | 14 EA | Fair |
| <b>Sports Apparatus</b>             | Soccer Goal                                                                                                                                    | 2 EA  | Fair |
| <b>Landscaping and Topography</b>   | No significant landscaping features.<br>Irrigation present<br>Low to moderate site slopes throughout                                           |       |      |
| <b>On-Site Vehicular Paving</b>     | Asphalt parking areas and drive lanes                                                                                                          |       |      |
| <b>Pedestrian paving and Trails</b> | Concrete sidewalks, asphalt sidewalk                                                                                                           |       |      |
| <b>On-Site Amenities</b>            | Chain link fencing                                                                                                                             |       |      |
| <b>Ancillary Buildings</b>          | Shaded Structure/Gazebo                                                                                                                        |       |      |
| <b>Fields and Lots</b>              | Baseball fields with natural turf, dugouts, play surfaces, play structure                                                                      |       |      |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings                                                                                     |       |      |
| <b>Accessibility</b>                | Potential moderate/major issues have been identified associated with the general site areas and a detailed accessibility study is recommended. |       |      |
| <b>Key Issues and Findings</b>      | Some sidewalks throughout the site are recommended to be replaced.                                                                             |       |      |

## Systems Expenditure Forecast

| System                      | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
|-----------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Roofing                     | -               | -                      | -                     | -                     | \$39,680                | \$39,680           |
| Plumbing                    | -               | -                      | -                     | \$18,971              | -                       | \$18,971           |
| Equipment & Furnishings     | -               | -                      | -                     | -                     | \$4,448                 | \$4,448            |
| Special Construction & Demo | -               | -                      | -                     | -                     | \$107,435               | \$107,435          |
| Site Development            | -               | \$19,308               | \$64,778              | \$44,803              | \$786,317               | \$915,206          |
| Site Pavement               | \$780           | \$736                  | \$27,934              | \$237,273             | \$283,461               | \$550,184          |
| Accessibility               | \$9,750         | -                      | -                     | -                     | -                       | \$9,750            |
| <b>TOTALS</b>               | <b>\$10,600</b> | <b>\$20,100</b>        | <b>\$92,800</b>       | <b>\$301,100</b>      | <b>\$1,221,400</b>      | <b>\$1,646,000</b> |

## 6. Property Space Use and Observed Areas

### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

### Key Spaces Not Observed

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

- Concession Stand Interior, No key access

## 7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The Park was originally constructed in 1983 and renovated in 2016 and 2019. The restroom building was added in 2019.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the buildings and/or amenities identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 8. Purpose and Scope

### Purpose

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

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

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

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



## Scope

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

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

## 9. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 10. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Chapin Park, 340 Warner Parrott Road, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Konnye Zavala,  
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1

RESTROOM OVERVIEW



2

CONCESSION STAND OVERVIEW



3

PUMP HOUSE OVERVIEW



4

CONCESSION STAND EXTERIOR  
DOOR, STEEL

5

RESTROOM EXTERIOR DOOR,  
STEEL

6

OVERHEAD/DOCK DOOR,  
ALUMINUM





7

RESTROOM ROOFING, METAL



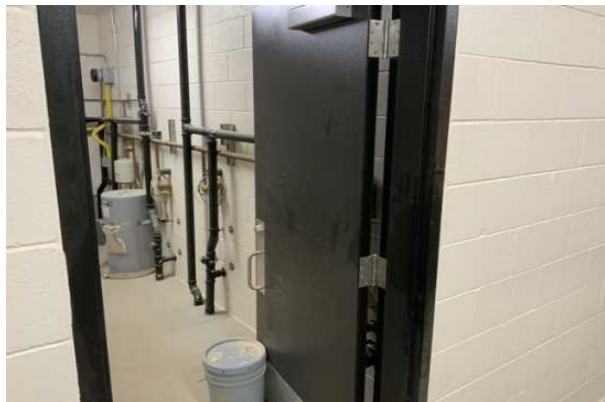
8

PUMP HOUSE ROOFING, METAL



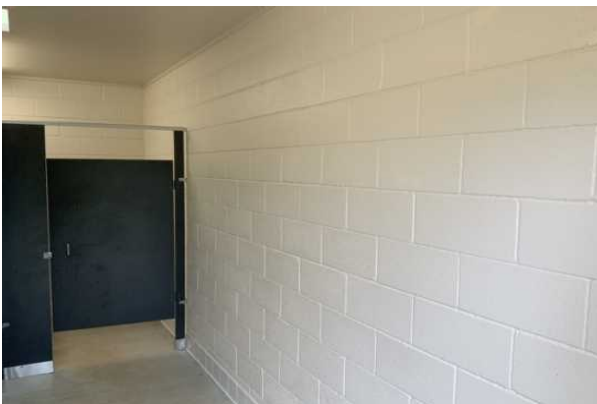
9

ROOFING, ASPHALT SHINGLE



10

INTERIOR DOOR, STEEL



11

WALL FINISHES



12

PLAY SURFACE FLOORING,  
RUBBER TILE



13 CEILING FINISHES, PAINT



14 PUMP, DOMESTIC WATER



15 WATER HEATER, ELECTRIC



16 BACKFLOW PREVENTER,  
DOMESTIC WATER



17 TOILET



18 SINK/LAVATORY





19

DRINKING FOUNTAIN



20

URINAL



21

UNIT HEATER, ELECTRIC



22

BASEBOARD HEATER, ELECTRIC



23

BOILER EXPANSION TANK



24

RESTROOM DISTRIBUTION  
PANEL



25

PUMP HOUSE DISTRIBUTION  
PANEL

26

BLEACHER, FIXED STEEL  
FRAME

27

SHED/GAZEBO/SHADE  
STRUCTURE

28

PARKING LOT, PAVEMENT,  
ASPHALT

29

PARKING LOT, PAVEMENT



30

SIDEWALK, ASPHALT, REPLACE





31

SIDEWALK, ASPHALT



32

SIDEWALK, CONCRETE



33

SPORTS APPARATUS,  
PLAYER/DUGOUT BENCHES

34

SPORTS APPARATUS,  
SOCCER, REGULATION GOAL

35

PLAY STRUCTURE,  
MULTIPURPOSE

36

PLAY STRUCTURE, SWING SET





37

FENCE, CHAIN LINK



38

TRASH RECEPTACLE, MEDIUM-DUTY



39

PARK BENCH, WOOD



40

EXTERIOR FIXTURE



41

EXTERIOR FIXTURE



42

BASEBALL FIELD



| <br><b>BUREAU VERITAS</b> | Project Number        | Project Name   |  |
|--------------------------------------------------------------------------------------------------------------|-----------------------|----------------|---------------------------------------------------------------------------------------|
|                                                                                                              | 148392.21R000-020.017 | Chapin Park    |                                                                                       |
|                                                                                                              | Source                | On-Site Date   |                                                                                       |
|                                                                                                              | Google                | March 10, 2021 |                                                                                       |

### PRE-SURVEY QUESTIONNAIRE

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

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

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

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

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

| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |



# Visual Survey - 2010 ADA Standards for Accessible Design

Item 9b.

Property Name: Chapin Park

BV Project Number: 148392.21R000-020.017

## Facility History & Interview

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

## Site: Accessibility Issues

|                        | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None*                               |
|------------------------|-----------------------------------------|--------------------------------------------|--------------|-------------------------------------|
| Campus Parking         |                                         |                                            |              | <input checked="" type="checkbox"/> |
| General Exterior Route |                                         | Path: parking to park                      |              | <input type="checkbox"/>            |
| Site Restrooms         |                                         |                                            |              | <input checked="" type="checkbox"/> |
| Playgrounds & Pools    |                                         | Swings and west playground                 |              | <input type="checkbox"/>            |
| Site Amenities         |                                         |                                            |              | <input checked="" type="checkbox"/> |

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



1 - ACCESSIBLE PARKING AREA



2 - ACCESSIBLE PARKING STALL



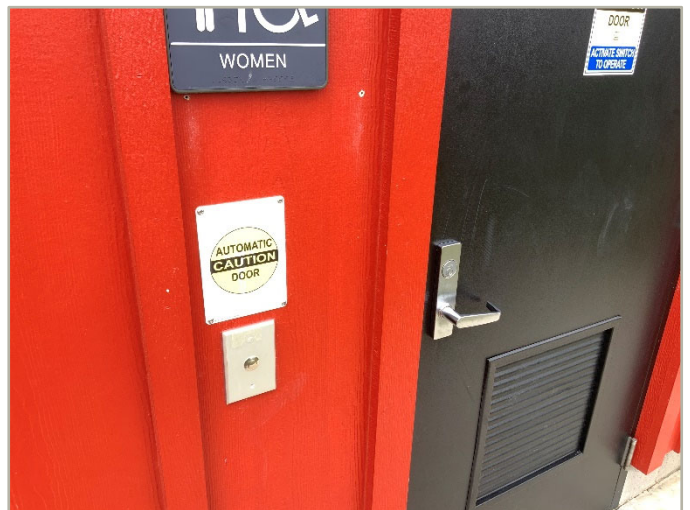
3 - PATH OF TRAVEL FROM ADA PARKING TO PARK



4 - CURB CUT



5 - RESTROOM ENTRANCE



6 - ENTRANCE DOOR HARDWARE





7 - ACCESSIBLE RESTROOM ACCOMMODATIONS



8 - ACCESSIBLE RESTROOM ACCOMMODATIONS



9 - ACCESSIBLE ROUTE TO PLAYGROUND



10 - LACK OF ACCESSIBLE ROUTE TO PLAYGROUND



11 - ACCESSIBLE ROUTE TO CONCESSIONS STAND



12 - ACCESSIBLE ROUTE TO PICNIC SHELTER

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

Item 9b.

## Reference Guide

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



Component Condition Report | Chapin Park / Pump House

| UF L3 Code | Location          | Condition | Asset/Component/Repair                                                | Quantity | RUL | ID      |
|------------|-------------------|-----------|-----------------------------------------------------------------------|----------|-----|---------|
| Facade     |                   |           |                                                                       |          |     |         |
| B2010      | Building exterior | Good      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 400 SF   | 7   | 2925437 |
| B2050      | Building exterior | Excellent | Exterior Door, Steel, Standard                                        | 1        | 39  | 2925449 |
| Roofing    |                   |           |                                                                       |          |     |         |
| B3010      | Roof              | Fair      | Roofing, Metal                                                        | 230 SF   | 25  | 2925446 |
| Plumbing   |                   |           |                                                                       |          |     |         |
| D2010      | Pump house        | Fair      | Backflow Preventer, Domestic Water                                    | 1        | 9   | 2925471 |
| D2010      | Pump house        | Good      | Pump, Circulation/Booster, Domestic Water                             | 1        | 20  | 2925457 |
| HVAC       |                   |           |                                                                       |          |     |         |
| D3020      | Pump house        | Good      | Boiler Supplemental Components, Expansion Tank                        | 1        | 33  | 2925435 |
| Electrical |                   |           |                                                                       |          |     |         |
| D5020      | Pump house        | Fair      | Distribution Panel, 120/240 V                                         | 1        | 5   | 2925475 |
| D5030      | Pump House        | Fair      | Variable Frequency Drive, VFD, by HP of Motor, 5 HP                   | 1        | 10  | 2925420 |

Component Condition Report | Chapin Park / Restrooms

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                | Quantity | RUL | ID      |
|------------|---------------------|-----------|-----------------------------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                                       |          |     |         |
| B2010      | Building exterior   | Good      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 900 SF   | 8   | 2925430 |
| B2050      | Building exterior   | Good      | Overhead/Dock Door, Aluminum, 12'x12' (144 SF)                        | 1        | 28  | 2925456 |
| B2050      | Building exterior   | Good      | Exterior Door, Steel, Standard                                        | 4        | 38  | 2925422 |
| Roofing    |                     |           |                                                                       |          |     |         |
| B3010      | Roof                | Good      | Roofing, Metal                                                        | 1,100 SF | 38  | 2925432 |
| B3020      | Roof                | Good      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings        | 120 LF   | 18  | 2925427 |
| B3060      | Roof                | Good      | Roof Skylight, per unit, up to 20 SF                                  | 2        | 28  | 2925483 |
| Interiors  |                     |           |                                                                       |          |     |         |
| C1090      | Restrooms           | Good      | Toilet Partitions, Plastic/Laminate                                   | 4        | 18  | 2925448 |
| C2010      | Throughout building | Good      | Wall Finishes, any surface, Prep & Paint                              | 1,500 SF | 8   | 2925439 |
| C2050      | Throughout building | Good      | Ceiling Finishes, any flat surface, Prep & Paint                      | 900 SF   | 8   | 2925423 |
| Plumbing   |                     |           |                                                                       |          |     |         |
| D2010      | Restrooms           | Good      | Toilet, Commercial Water Closet                                       | 4        | 28  | 2925476 |
| D2010      | Restrooms           | Good      | Sink/Lavatory, Wall-Hung, Enameled Steel                              | 4        | 28  | 2925433 |
| D2010      | Building exterior   | Good      | Drinking Fountain, Wall-Mounted, Single-Level                         | 2        | 13  | 2925405 |
| D2010      | Restrooms           | Good      | Urinal, Standard                                                      | 2        | 28  | 2925405 |



| Component Condition Report   Chapin Park / Restrooms |                     |           |                                                                        |          |     |         |
|------------------------------------------------------|---------------------|-----------|------------------------------------------------------------------------|----------|-----|---------|
| UF L3 Code                                           | Location            | Condition | Asset/Component/Repair                                                 | Quantity | RUL | ID      |
| D2010                                                | Mechanical room     | Good      | Water Heater, Electric, Commercial ( 12 kW)                            | 1        | 18  | 2925468 |
| D2010                                                | Throughout building | Good      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 900 SF   | 38  | 2925426 |
| HVAC                                                 |                     |           |                                                                        |          |     |         |
| D3020                                                | Mechanical room     | Good      | Unit Heater, Electric                                                  | 1        | 18  | 2925481 |
| Electrical                                           |                     |           |                                                                        |          |     |         |
| D5020                                                | Mechanical room     | Good      | Distribution Panel, 120/240 V                                          | 1        | 28  | 2925479 |
| D5040                                                | Throughout building | Good      | Interior Lighting System, Full Upgrade, LED                            | 900 SF   | 18  | 2925473 |
| Sitework                                             |                     |           |                                                                        |          |     |         |
| G4050                                                | Building exterior   | Good      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                 | 7        | 18  | 2925478 |

Component Condition Report | Chapin Park / Concessions Stand

| UF L3 Code | Location          | Condition | Asset/Component/Repair                                    | Quantity | RUL | ID      |
|------------|-------------------|-----------|-----------------------------------------------------------|----------|-----|---------|
| Facade     |                   |           |                                                           |          |     |         |
| B2020      | Building exterior | Fair      | Screens & Shutters, Rolling Security Shutter, 10 to 50 SF | 2        | 12  | 2925451 |
| B2020      | Building exterior | Fair      | Window, Vinyl-Clad Double-Glazed, up to 15 SF             | 3        | 15  | 2925467 |
| B2050      | Building exterior | Good      | Exterior Door, Steel, Standard                            | 1        | 35  | 2925462 |
| B2050      | Building exterior | Fair      | Overhead/Dock Door, Steel, 12'x12' (144 SF)               | 1        | 10  | 2925452 |
| Roofing    |                   |           |                                                           |          |     |         |
| B3010      | Roof              | Fair      | Roofing, Asphalt Shingle, 20-Year Standard                | 650 SF   | 10  | 2925477 |

Component Condition Report | Chapin Park / Site

| UF L3 Code                   | Location        | Condition | Asset/Component/Repair                                      | Quantity  | RUL | ID      |
|------------------------------|-----------------|-----------|-------------------------------------------------------------|-----------|-----|---------|
| Roofing                      |                 |           |                                                             |           |     |         |
| B3010                        | Baseball Fields | Fair      | Roofing, Metal                                              | 1,300 SF  | 20  | 2925434 |
| Plumbing                     |                 |           |                                                             |           |     |         |
| D2010                        | Site            | Fair      | Drinking Fountain, Exterior/Site, Precast Pedestal          | 2         | 7   | 2925421 |
| D2030                        | West Playground | Good      | Pump, Sump, 3 HP                                            | 1         | 10  | 2925950 |
| Equipment & Furnishings      |                 |           |                                                             |           |     |         |
| E2010                        | Site            | Fair      | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)   | 20        | 12  | 2925465 |
| Special Construction & Demo  |                 |           |                                                             |           |     |         |
| F1020                        | Site            | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 1,000 SF  | 17  | 2925461 |
| Pedestrian Plazas & Walkways |                 |           |                                                             |           |     |         |
| G2010                        | Walking Trail   | Fair      | Roadways, Pavement, Asphalt, Seal & Stripe                  | 12,500 SF | 3   | 2925485 |
| G2020                        | Parking Lot     | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay             | 31,200 SF | 12  | 2925475 |

Component Condition Report | Chapin Park / Site

| UF L3 Code                               | Location        | Condition | Asset/Component/Repair                                                     | Quantity   | RUL | ID      |
|------------------------------------------|-----------------|-----------|----------------------------------------------------------------------------|------------|-----|---------|
| G2020                                    | Parking Lot     | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe                             | 31,200 SF  | 3   | 2925431 |
| G2030                                    | Site            | Poor      | Sidewalk, Concrete, Small Areas/Sections                                   | 30 SF      | 0   | 2925441 |
| G2030                                    | Site            | Fair      | Sidewalk, Asphalt                                                          | 23,300 SF  | 7   | 2925459 |
| G2030                                    | Site            | Poor      | Sidewalk, Asphalt, Repair                                                  | 100 SF     | 1   | 2925444 |
| Athletic, Recreational & Playfield Areas |                 |           |                                                                            |            |     |         |
| G2050                                    | East Playground | Good      | Play Structure, Multipurpose, Very Small                                   | 1          | 15  | 2925438 |
| G2050                                    | East Playground | Fair      | Athletic Surfaces & Courts, Track Surface, Rubber                          | 2,100 SF   | 3   | 2925455 |
| G2050                                    | Site            | Good      | Sports Apparatus, Soccer, Movable Practice Goal                            | 4          | 10  | 2925458 |
| G2050                                    | West Playground | Fair      | Playfield Surfaces, Chips Wood, 6" Depth                                   | 5,300 SF   | 2   | 2925480 |
| G2050                                    | Swings          | Fair      | Playfield Surfaces, Chips Wood, 6" Depth                                   | 1,700 SF   | 2   | 2925450 |
| G2050                                    | West Playground | Good      | Play Structure, Multipurpose, Large                                        | 1          | 15  | 2925484 |
| G2050                                    | West Playground | Good      | Play Structure, Multipurpose, Small                                        | 1          | 15  | 3141277 |
| G2050                                    | Baseball Fields | Fair      | Sports Apparatus, Player/Dugout Benches, 12' Length                        | 8          | 7   | 2925474 |
| G2050                                    | Site            | Fair      | Sports Apparatus, Soccer, Movable Practice Goal                            | 2          | 3   | 2925466 |
| G2050                                    | East Playground | Fair      | Play Structure, Swing Set, 2 Seats                                         | 1          | 5   | 2925454 |
| G2050                                    | East Playground | Good      | Play Structure, Multipurpose, Small                                        | 1          | 15  | 2925428 |
| G2050                                    | Playground      | Fair      | Play Structure, Swing Set, 4 Seats                                         | 1          | 7   | 2925440 |
| G2050                                    | Site            | Fair      | Sports Apparatus, Soccer, Regulation Goal                                  | 2          | 3   | 2925469 |
| Sitework                                 |                 |           |                                                                            |            |     |         |
| G2060                                    | Baseball Fields | Fair      | Fences & Gates, Fence, Chain Link 8'                                       | 1,000 LF   | 20  | 2925453 |
| G2060                                    | Site            | Fair      | Fences & Gates, Fence, Chain Link 6'                                       | 4,000 LF   | 25  | 2925436 |
| G2060                                    | Site            | Fair      | Trash Receptacle, Portable/Light-Duty                                      | 7          | 3   | 2925445 |
| G2060                                    | Site            | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                             | 4          | 10  | 2925443 |
| G2060                                    | Site            | Fair      | Park Bench, Wood/Composite/Fiberglass                                      | 14         | 3   | 2925447 |
| G2060                                    | Site            | Fair      | Signage, Property, Building or Pole-Mounted                                | 1          | 12  | 2925460 |
| G2080                                    | Site            | Fair      | Irrigation System, Pop-Up Spray Heads, Commercial, Replacement Allowance   | 250,000 SF | 12  | 2925429 |
| Accessibility                            |                 |           |                                                                            |            |     |         |
| Y1090                                    | Site            | NA        | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 1          | 0   | 2949327 |

Component Condition Report | Chapin Park

| UF L3 Code | Location                       | Condition | Asset/Component/Repair                   | Quantity | RUL | ID      |
|------------|--------------------------------|-----------|------------------------------------------|----------|-----|---------|
| Plumbing   |                                |           |                                          |          |     |         |
| D2010      | In well bldg.- off Hein Street | NA        | Backflow Preventer, Domestic Water, 3 IN | 1        | 0   | 2948591 |

Item 9b.

7/15/2021

| Location                        | 2021     | 2022  | 2023     | 2024     | 2025 | 2026     | 2027 | 2028      | 2029     | 2030    | 2031     | 2032     | 2033      | 2034     | 2035     | 2036      | 2037 | 2038      | 2039      | 2040 | 2041      | Total Escalated Estimate |
|---------------------------------|----------|-------|----------|----------|------|----------|------|-----------|----------|---------|----------|----------|-----------|----------|----------|-----------|------|-----------|-----------|------|-----------|--------------------------|
| Chapin Park                     | \$6,760  | \$0   | \$0      | \$0      | \$0  | \$0      | \$0  | \$0       | \$0      | \$0     | \$0      | \$0      | \$0       | \$0      | \$0      | \$0       | \$0  | \$0       | \$0       | \$0  | \$0       | \$6,760                  |
| Chapin Park / Concessions Stand | \$0      | \$0   | \$0      | \$0      | \$0  | \$0      | \$0  | \$0       | \$0      | \$0     | \$11,566 | \$0      | \$4,448   | \$0      | \$0      | \$3,646   | \$0  | \$0       | \$0       | \$0  | \$0       | \$19,660                 |
| Chapin Park / Pump House        | \$0      | \$0   | \$0      | \$0      | \$0  | \$3,768  | \$0  | \$1,919   | \$0      | \$8,820 | \$9,260  | \$0      | \$0       | \$0      | \$0      | \$0       | \$0  | \$2,578   | \$0       | \$0  | \$14,322  | \$40,667                 |
| Chapin Park / Restrooms         | \$0      | \$0   | \$0      | \$0      | \$0  | \$0      | \$0  | \$0       | \$11,116 | \$0     | \$0      | \$0      | \$0       | \$4,582  | \$0      | \$0       | \$0  | \$0       | \$72,216  | \$0  | \$0       | \$87,913                 |
| Chapin Park / Site              | \$10,530 | \$736 | \$19,308 | \$67,852 | \$0  | \$24,866 | \$0  | \$228,369 | \$55,440 | \$0     | \$17,244 | \$25,193 | \$673,002 | \$57,588 | \$27,529 | \$116,458 | \$0  | \$137,517 | \$52,817  | \$0  | \$131,250 | \$1,645,700              |
| Grand Total                     | \$17,290 | \$736 | \$19,308 | \$67,852 | \$0  | \$28,634 | \$0  | \$230,288 | \$66,555 | \$8,820 | \$38,069 | \$25,193 | \$677,450 | \$62,170 | \$27,529 | \$120,104 | \$0  | \$140,095 | \$125,033 | \$0  | \$145,573 | \$1,800,700              |

Chapin Park

| Uniformat Code                                          | ID      | Cost Description                                  | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021    | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|---------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|---------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|----------------------------|
| D2010                                                   | 2948564 | Backflow Preventer, Domestic Water, 3 IN, Replace | 30             | 30   | 0   | 1        | EA   | \$6,760.00  | \$6,760  | \$6,760 |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      | \$6,760                    |
| Totals, Unescalated                                     |         |                                                   |                |      |     |          |      |             |          | \$6,760 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$6,760                    |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                   |                |      |     |          |      |             |          | \$6,760 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$6,760                    |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

Chapin Park / Concessions Stand

| Uniformat Code                                          | ID      | Cost Description                                                   | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031     | 2032    | 2033    | 2034 | 2035 | 2036    | 2037 | 2038 | 2039 | 2040 | 2041 | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|--------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|------|------|------|------|------|------|------|------|------|----------|---------|---------|------|------|---------|------|------|------|------|------|----------------------------|
| B2020                                                   | 2925467 | Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace             | 30             | 15   | 15  | 3        | EA   | \$780.00    | \$2,340  |      |      |      |      |      |      |      |      |      |      |          |         |         |      |      | \$2,340 |      |      |      |      |      | \$2,340                    |
| B2020                                                   | 2925451 | Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace | 20             | 8    | 12  | 2        | EA   | \$1,560.00  | \$3,120  |      |      |      |      |      |      |      |      |      |      |          |         | \$3,120 |      |      |         |      |      |      |      |      | \$3,120                    |
| B2050                                                   | 2925452 | Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace               | 30             | 20   | 10  | 1        | EA   | \$4,160.00  | \$4,160  |      |      |      |      |      |      |      |      |      |      |          | \$4,160 |         |      |      |         |      |      |      |      |      | \$4,160                    |
| B3010                                                   | 2925477 | Roofing, Asphalt Shingle, 20-Year Standard, Replace                | 20             | 10   | 10  | 650      | SF   | \$6.84      | \$4,446  |      |      |      |      |      |      |      |      |      |      |          | \$4,446 |         |      |      |         |      |      |      |      |      | \$4,446                    |
| Totals, Unescalated                                     |         |                                                                    |                |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$8,606  | \$0     | \$3,120 | \$0  | \$0  | \$2,340 | \$0  | \$0  | \$0  | \$0  | \$0  | \$14,066                   |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                    |                |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$11,566 | \$0     | \$4,448 | \$0  | \$0  | \$3,646 | \$0  | \$0  | \$0  | \$0  | \$0  | \$19,660                   |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

Chapin Park / Pump House

| Uniformat Code                                          | ID      | Cost Description                                                      | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023 | 2024 | 2025 | 2026    | 2027    | 2028    | 2029    | 2030    | 2031    | 2032    | 2033 | 2034 | 2035 | 2036 | 2037 | 2038    | 2039 | 2040    | 2041     | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|-----------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|------|------|------|------|---------|---------|---------|---------|---------|---------|---------|------|------|------|------|------|---------|------|---------|----------|----------------------------|
| B2010                                                   | 2925437 | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 10             | 3    | 7   | 400      | SF   | \$3.90      | \$1,560  |      |      |      |      |      |         |         | \$1,560 |         |         |         |         |      |      |      |      |      | \$1,560 |      |         |          | \$3,120                    |
| D2010                                                   | 2925457 | Pump, Circulation/Booster, Domestic Water, Replace                    | 25             | 5    | 20  | 1        | EA   | \$7,930.00  | \$7,930  |      |      |      |      |      |         |         |         |         |         |         |         |      |      |      |      |      |         |      | \$7,930 |          | \$7,930                    |
| D2010                                                   | 2925471 | Backflow Preventer, Domestic Water, Replace                           | 30             | 21   | 9   | 1        | EA   | \$6,760.00  | \$6,760  |      |      |      |      |      |         |         |         |         | \$6,760 |         |         |      |      |      |      |      |         |      |         |          | \$6,760                    |
| D5020                                                   | 2925475 | Distribution Panel, 120/240 V, Replace                                | 30             | 25   | 5   | 1        | EA   | \$3,250.00  | \$3,250  |      |      |      |      |      | \$3,250 |         |         |         |         |         |         |      |      |      |      |      |         |      |         |          | \$3,250                    |
| D5030                                                   | 2925420 | Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace          | 20             | 10   | 10  | 1        | EA   | \$6,890.00  | \$6,890  |      |      |      |      |      |         |         |         |         |         |         | \$6,890 |      |      |      |      |      |         |      |         |          | \$6,890                    |
| Totals, Unescalated                                     |         |                                                                       |                |      |     |          |      |             |          |      | \$0  | \$0  | \$0  | \$0  | \$0     | \$3,250 | \$0     | \$1,560 | \$0     | \$6,760 | \$6,890 | \$0  | \$0  | \$0  | \$0  | \$0  | \$1,560 | \$0  | \$0     | \$7,930  | \$27,950                   |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                       |                |      |     |          |      |             |          |      | \$0  | \$0  | \$0  | \$0  | \$0     | \$3,768 | \$0     | \$1,919 | \$0     | \$8,820 | \$9,260 | \$0  | \$0  | \$0  | \$0  | \$0  | \$2,578 | \$0  | \$0     | \$14,322 | \$40,667                   |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

Chapin Park / Restrooms

| Uniformat Code                                          | ID      | Cost Description                                                        | Lifespan (EUL) | Age | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029    | 2030     | 2031 | 2032 | 2033 | 2034    | 2035    | 2036 | 2037 | 2038 | 2039     | 2040     | 2041 | Deficiency Repair Estimate |          |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------|----------------|-----|-----|----------|------|-------------|----------|------|------|------|------|------|------|------|------|---------|----------|------|------|------|---------|---------|------|------|------|----------|----------|------|----------------------------|----------|
| B2010                                                   | 2925430 | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint   | 10             | 2   | 8   | 900      | SF   | \$3.90      | \$3,510  |      |      |      |      |      |      |      |      | \$3,510 |          |      |      |      |         |         |      |      |      | \$3,510  |          |      | \$7,020                    |          |
| B3020                                                   | 2925427 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20             | 2   | 18  | 120      | LF   | \$11.70     | \$1,404  |      |      |      |      |      |      |      |      |         |          |      |      |      |         |         |      |      |      | \$1,404  |          |      | \$1,404                    |          |
| C1090                                                   | 2925448 | Toilet Partitions, Plastic/Laminate, Replace                            | 20             | 2   | 18  | 4        | EA   | \$975.00    | \$3,900  |      |      |      |      |      |      |      |      |         |          |      |      |      |         |         |      |      |      | \$3,900  |          |      | \$3,900                    |          |
| C2010                                                   | 2925439 | Wall Finishes, any surface, Prep & Paint                                | 10             | 2   | 8   | 1500     | SF   | \$1.95      | \$2,925  |      |      |      |      |      |      |      |      | \$2,925 |          |      |      |      |         |         |      |      |      | \$2,925  |          |      | \$5,850                    |          |
| C2050                                                   | 2925423 | Ceiling Finishes, any flat surface, Prep & Paint                        | 10             | 2   | 8   | 900      | SF   | \$2.60      | \$2,340  |      |      |      |      |      |      |      |      | \$2,340 |          |      |      |      |         |         |      |      |      | \$2,340  |          |      | \$4,680                    |          |
| D2010                                                   | 2925468 | Water Heater, Electric, Commercial ( 12 kW), Replace                    | 20             | 2   | 18  | 1        | EA   | \$16,120.00 | \$16,120 |      |      |      |      |      |      |      |      |         |          |      |      |      |         |         |      |      |      | \$16,120 |          |      | \$16,120                   |          |
| D2010                                                   | 2925442 | Drinking Fountain, Wall-Mounted, Single-Level, Replace                  | 15             | 2   | 13  | 2        | EA   | \$1,560.00  | \$3,120  |      |      |      |      |      |      |      |      |         |          |      |      |      | \$3,120 |         |      |      |      |          |          |      | \$3,120                    |          |
| D3020                                                   | 2925481 | Unit Heater, Electric, Replace                                          | 20             | 2   | 18  | 1        | EA   | \$1,560.00  | \$1,560  |      |      |      |      |      |      |      |      |         |          |      |      |      |         |         |      |      |      | \$1,560  |          |      | \$1,560                    |          |
| D5040                                                   | 2925473 | Interior Lighting System, Full Upgrade, LED, Replace                    | 20             | 2   | 18  | 900      | SF   | \$7.80      | \$7,020  |      |      |      |      |      |      |      |      |         |          |      |      |      |         |         |      |      |      | \$7,020  |          |      | \$7,020                    |          |
| G4050                                                   | 2925478 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace         | 20             | 2   | 18  | 7        | EA   | \$520.00    | \$3,640  |      |      |      |      |      |      |      |      |         |          |      |      |      |         |         |      |      |      | \$3,640  |          |      | \$3,640                    |          |
| Totals, Unescalated                                     |         |                                                                         |                |     |     |          |      |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0     | \$8,775  | \$0  | \$0  | \$0  | \$0     | \$3,120 | \$0  | \$0  | \$0  | \$0      | \$42,419 | \$0  | \$0                        | \$54,314 |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                         |                |     |     |          |      |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0     | \$11,116 | \$0  | \$0  | \$0  | \$0     | \$4,582 | \$0  | \$0  | \$0  | \$0      | \$72,216 | \$0  | \$0                        | \$87,913 |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

Chapin Park / Site

| Uniformat Code | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | Deficiency Repair Estimate |
|----------------|----|------------------|----------------|------|-----|----------|------|-------------|----------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|----------------------------|
|----------------|----|------------------|----------------|------|-----|----------|------|-------------|----------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|----------------------------|

| Unif<br>Format<br>Code                                                                                                                                                         | ID      | Cost Description                                                           | Lifespan<br>(EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2021     | 2022  | 2023     | 2024     | 2025 | 2026     | 2027 | 2028      | 2029     | 2030 | 2031     | 2032     | 2033      | 2034     | 2035     | 2036      | 2037 | 2038      | 2039     | 2040 | 2041      | Deficiency Repair |             |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------------------------------------------------------------|-------------------|------|-----|----------|------|-------------|-----------|----------|-------|----------|----------|------|----------|------|-----------|----------|------|----------|----------|-----------|----------|----------|-----------|------|-----------|----------|------|-----------|-------------------|-------------|-------------|
| B3010                                                                                                                                                                          | 2925434 | Roofing, Metal, Replace                                                    | 40                | 20   | 20  | 1300     | SF   | \$16.90     | \$21,970  |          |       |          |          |      |          |      |           |          |      |          |          |           |          |          |           |      |           |          |      | \$21,970  | Item 9b.          |             |             |
| D2010                                                                                                                                                                          | 2925421 | Drinking Fountain, Exterior/Site, Precast Pedestal, Replace                | 15                | 8    | 7   | 2        | EA   | \$4,680.00  | \$9,360   |          |       |          |          |      |          |      | \$9,360   |          |      |          |          |           |          |          |           |      |           |          |      |           |                   | \$9,360     |             |
| D2030                                                                                                                                                                          | 2925950 | Pump, Sump, 3 HP, Replace                                                  | 15                | 5    | 10  | 1        | EA   | \$5,551.00  | \$5,551   |          |       |          |          |      |          |      |           |          |      | \$5,551  |          |           |          |          |           |      |           |          |      |           |                   | \$5,551     |             |
| E2010                                                                                                                                                                          | 2925465 | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace         | 25                | 13   | 12  | 20       | EA   | \$156.00    | \$3,120   |          |       |          |          |      |          |      |           |          |      |          |          | \$3,120   |          |          |           |      |           |          |      |           |                   | \$3,120     |             |
| F1020                                                                                                                                                                          | 2925461 | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace       | 30                | 13   | 17  | 1000     | SF   | \$65.00     | \$65,000  |          |       |          |          |      |          |      |           |          |      |          |          |           |          |          |           |      |           | \$65,000 |      |           |                   | \$65,000    |             |
| G2010                                                                                                                                                                          | 2925425 | Roadways, Pavement, Asphalt, Seal & Stripe                                 | 5                 | 2    | 3   | 12500    | SF   | \$0.59      | \$7,313   |          |       |          | \$7,313  |      |          |      |           | \$7,313  |      |          |          |           | \$7,313  |          |           |      |           | \$7,313  |      |           |                   | \$29,250    |             |
| G2020                                                                                                                                                                          | 2925431 | Parking Lots, Pavement, Asphalt, Seal & Stripe                             | 5                 | 2    | 3   | 31200    | SF   | \$0.59      | \$18,252  |          |       |          | \$18,252 |      |          |      |           | \$18,252 |      |          |          |           | \$18,252 |          |           |      |           | \$18,252 |      |           |                   | \$73,008    |             |
| G2020                                                                                                                                                                          | 2925424 | Parking Lots, Pavement, Asphalt, Mill & Overlay                            | 25                | 13   | 12  | 31200    | SF   | \$4.55      | \$141,960 |          |       |          |          |      |          |      |           |          |      |          |          | \$141,960 |          |          |           |      |           |          |      |           |                   | \$141,960   |             |
| G2030                                                                                                                                                                          | 2925441 | Sidewalk, Concrete, Small Areas/Sections, Replace                          | 50                | 50   | 0   | 30       | SF   | \$26.00     | \$780     | \$780    |       |          |          |      |          |      |           |          |      |          |          |           |          |          |           |      |           |          |      |           |                   | \$780       |             |
| G2030                                                                                                                                                                          | 2925444 | Sidewalk, Asphalt, Repair                                                  | 25                | 24   | 1   | 100      | SF   | \$7.15      | \$715     |          | \$715 |          |          |      |          |      |           |          |      |          |          |           |          |          |           |      |           |          |      |           |                   | \$715       |             |
| G2030                                                                                                                                                                          | 2925459 | Sidewalk, Asphalt, Replace                                                 | 25                | 18   | 7   | 23300    | SF   | \$7.15      | \$166,595 |          |       |          |          |      |          |      | \$166,595 |          |      |          |          |           |          |          |           |      |           |          |      |           |                   | \$166,595   |             |
| G2050                                                                                                                                                                          | 2925455 | Athletic Surfaces & Courts, Track Surface, Rubber, Replace                 | 10                | 7    | 3   | 2100     | SF   | \$6.50      | \$13,650  |          |       |          | \$13,650 |      |          |      |           |          |      |          |          |           | \$13,650 |          |           |      |           |          |      |           |                   | \$27,300    |             |
| G2050                                                                                                                                                                          | 2925466 | Sports Apparatus, Soccer, Movable Practice Goal, Replace                   | 15                | 12   | 3   | 2        | EA   | \$910.00    | \$1,820   |          |       |          | \$1,820  |      |          |      |           |          |      |          |          |           |          |          |           |      |           | \$1,820  |      |           |                   | \$3,640     |             |
| G2050                                                                                                                                                                          | 2925469 | Sports Apparatus, Soccer, Regulation Goal, Replace                         | 20                | 17   | 3   | 2        | EA   | \$3,250.00  | \$6,500   |          |       |          | \$6,500  |      |          |      |           |          |      |          |          |           |          |          |           |      |           |          |      |           |                   | \$6,500     |             |
| G2050                                                                                                                                                                          | 2925474 | Sports Apparatus, Player/Dugout Benches, 12' Length, Replace               | 15                | 8    | 7   | 8        | EA   | \$810.00    | \$6,480   |          |       |          |          |      |          |      | \$6,480   |          |      |          |          |           |          |          |           |      |           |          |      |           |                   | \$6,480     |             |
| G2050                                                                                                                                                                          | 2925458 | Sports Apparatus, Soccer, Movable Practice Goal, Replace                   | 15                | 5    | 10  | 4        | EA   | \$910.00    | \$3,640   |          |       |          |          |      |          |      |           |          |      |          | \$3,640  |           |          |          |           |      |           |          |      |           |                   | \$3,640     |             |
| G2050                                                                                                                                                                          | 2925480 | Playfield Surfaces, Chips Wood, 6" Depth, Replace                          | 3                 | 1    | 2   | 5300     | SF   | \$2.60      | \$13,780  |          |       | \$13,780 |          |      | \$13,780 |      | \$13,780  |          |      |          | \$13,780 |           | \$13,780 |          |           |      | \$13,780  |          |      | \$13,780  |                   | \$96,460    |             |
| G2050                                                                                                                                                                          | 2925450 | Playfield Surfaces, Chips Wood, 6" Depth, Replace                          | 3                 | 1    | 2   | 1700     | SF   | \$2.60      | \$4,420   |          |       | \$4,420  |          |      | \$4,420  |      | \$4,420   |          |      |          | \$4,420  |           | \$4,420  |          |           |      | \$4,420   |          |      | \$4,420   |                   | \$30,940    |             |
| G2050                                                                                                                                                                          | 2925454 | Play Structure, Swing Set, 2 Seats, Replace                                | 20                | 15   | 5   | 1        | EA   | \$3,250.00  | \$3,250   |          |       |          |          |      | \$3,250  |      |           |          |      |          |          |           |          |          |           |      |           |          |      |           |                   | \$3,250     |             |
| G2050                                                                                                                                                                          | 2925440 | Play Structure, Swing Set, 4 Seats, Replace                                | 20                | 13   | 7   | 1        | EA   | \$3,250.00  | \$3,250   |          |       |          |          |      |          |      | \$3,250   |          |      |          |          |           |          |          |           |      |           |          |      |           |                   | \$3,250     |             |
| G2050                                                                                                                                                                          | 2925438 | Play Structure, Multipurpose, Very Small, Replace                          | 20                | 5    | 15  | 1        | EA   | \$3,250.00  | \$3,250   |          |       |          |          |      |          |      |           |          |      |          |          |           |          |          | \$3,250   |      |           |          |      |           |                   | \$3,250     |             |
| G2050                                                                                                                                                                          | 2925484 | Play Structure, Multipurpose, Large, Replace                               | 20                | 5    | 15  | 1        | EA   | \$45,500.00 | \$45,500  |          |       |          |          |      |          |      |           |          |      |          |          |           |          |          | \$45,500  |      |           |          |      |           |                   | \$45,500    |             |
| G2050                                                                                                                                                                          | 3141277 | Play Structure, Multipurpose, Small, Replace                               | 20                | 5    | 15  | 1        | EA   | \$13,000.00 | \$13,000  |          |       |          |          |      |          |      |           |          |      |          |          |           |          |          | \$13,000  |      |           |          |      |           |                   | \$13,000    |             |
| G2050                                                                                                                                                                          | 2925428 | Play Structure, Multipurpose, Small, Replace                               | 20                | 5    | 15  | 1        | EA   | \$13,000.00 | \$13,000  |          |       |          |          |      |          |      |           |          |      |          |          |           |          |          | \$13,000  |      |           |          |      |           |                   | \$13,000    |             |
| G2060                                                                                                                                                                          | 2925445 | Trash Receptacle, Portable/Light-Duty, Replace                             | 15                | 12   | 3   | 7        | EA   | \$520.00    | \$3,640   |          |       |          | \$3,640  |      |          |      |           |          |      |          |          |           |          |          |           |      |           | \$3,640  |      |           |                   | \$7,280     |             |
| G2060                                                                                                                                                                          | 2925447 | Park Bench, Wood/Composite/Fiberglass, Replace                             | 20                | 17   | 3   | 14       | EA   | \$780.00    | \$10,920  |          |       |          | \$10,920 |      |          |      |           |          |      |          |          |           |          |          |           |      |           |          |      |           |                   | \$10,920    |             |
| G2060                                                                                                                                                                          | 2925443 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                    | 20                | 10   | 10  | 4        | EA   | \$910.00    | \$3,640   |          |       |          |          |      |          |      |           |          |      |          | \$3,640  |           |          |          |           |      |           |          |      |           |                   | \$3,640     |             |
| G2060                                                                                                                                                                          | 2925453 | Fences & Gates, Fence, Chain Link 8', Replace                              | 40                | 20   | 20  | 1000     | LF   | \$32.50     | \$32,500  |          |       |          |          |      |          |      |           |          |      |          |          |           |          |          |           |      |           |          |      | \$32,500  |                   | \$32,500    |             |
| G2060                                                                                                                                                                          | 2925460 | Signage, Property, Building or Pole-Mounted, Replace                       | 20                | 8    | 12  | 1        | EA   | \$1,950.00  | \$1,950   |          |       |          |          |      |          |      |           |          |      |          |          |           | \$1,950  |          |           |      |           |          |      |           |                   | \$1,950     |             |
| G2080                                                                                                                                                                          | 2925429 | Irrigation System, Pop-Up Spray Heads, Commercial, Replacement Allowance   | 20                | 8    | 12  | 250000   | SF   | \$1.30      | \$325,000 |          |       |          |          |      |          |      |           |          |      |          |          | \$325,000 |          |          |           |      |           |          |      |           |                   | \$325,000   |             |
| Y1090                                                                                                                                                                          | 2949327 | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 0                 | 0    | 0   | 1        | EA   | \$9,750.00  | \$9,750   | \$9,750  |       |          |          |      |          |      |           |          |      |          |          |           |          |          |           |      |           |          |      |           |                   | \$9,750     |             |
| Totals, Unescalated                                                                                                                                                            |         |                                                                            |                   |      |     |          |      |             |           | \$10,530 | \$715 | \$18,200 | \$62,095 | \$0  | \$21,450 | \$0  | \$185,685 | \$43,765 | \$0  | \$12,831 | \$18,200 | \$472,030 | \$39,215 | \$18,200 | \$74,750  | \$0  | \$83,200  | \$31,025 | \$0  | \$72,670  |                   | \$1,164,559 |             |
| Totals, Escalated (3.0% inflation, compounded annually)                                                                                                                        |         |                                                                            |                   |      |     |          |      |             |           | \$10,530 | \$736 | \$19,308 | \$67,852 | \$0  | \$24,866 | \$0  | \$228,369 | \$55,440 | \$0  | \$17,244 | \$25,193 | \$673,002 | \$57,588 | \$27,529 | \$116,458 | \$0  | \$137,517 | \$52,817 | \$0  | \$131,250 |                   |             | \$1,645,700 |
| * Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost. |         |                                                                            |                   |      |     |          |      |             |           |          |       |          |          |      |          |      |           |          |      |          |          |           |          |          |           |      |           |          |      |           |                   |             |             |

**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Clackamette Park  
1955 Clackamette Drive  
Oregon City, Oregon 97045

**PREPARED BY:**

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

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**BV PROJECT #:**

148392.21R000-021.017

**DATE OF REPORT:**

July 15, 2021

**ON SITE DATE:**

March 17, 2021



# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                                                                   |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community park                                                                                                                                                                                    |
| Main Address                      | 1955 Clackamette Drive, Oregon City, Oregon 97045                                                                                                                                                 |
| Site Developed                    | 1994<br>Renovated 2015                                                                                                                                                                            |
| Lot Size                          | 25 acres (estimated)                                                                                                                                                                              |
| Number of Substantial Buildings   | 1                                                                                                                                                                                                 |
| Parking Spaces                    | Main Park: 35 total spaces all in open lots; 1 of which are accessible.<br>Boat Launch: 60 total spaces all in open lots; 2 of which are accessible.<br>RV Park: 27 total spaces all in open lots |
| Date(s) of Visit                  | March 17, 2021                                                                                                                                                                                    |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                                                              |
| On-site Point of Contact (POC)    | Jon Waverly, Facilities Maintenance Specialist<br>503.519.0377<br><a href="mailto:jwaverly@orccity.org">jwaverly@orccity.org</a>                                                                  |
| Assessment and Report Prepared By | Konnye Zavala                                                                                                                                                                                     |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.cave@bvna.com">Jim.cave@bvna.com</a><br>800.733.0660 x6654                                       |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                                                          |

## Park Findings and Deficiencies

### Historical Summary

The park was constructed in 1994. The boat ramp was renovated in 2015. There is an RV parking lot, a boat ramp, restroom building, and overflow parking lot which is available for public use.

### Architectural

The Main Park Restroom Building is made of CMU block in fair condition. The roof is made out of metal. There are no windows throughout the building just spaces between the CMU blocks. The exterior doors are made of steel and are in fair condition. Property management reported that the existing restroom facilities are inadequate for park needs and that a new restroom should be added.

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

There is no HVAC and fire suppression and fire alarm for the Main Park Restroom Building.

There is a main panel located at the rear of the restroom building.

The sink, toilet, and urinals are in fair condition. There are backflows throughout the property that are recommended to be replaced.

### Site and Amenities

The walking paths throughout the Park are in poor condition with significant tripping hazards and it is recommended to be replaced.

Property management reported that due to changes in the river flow and annual flooding that the existing boat ramp facility needs to be relocated and that the RV park and overflow parking areas need to be switched. Allowance costs for both scopes of work have been included in the tables.

### Recommended Additional Studies

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

## Immediate Needs

| Facility/Building | Total Items | Total Cost      |
|-------------------|-------------|-----------------|
| Clackamette Park  | 3           | \$42,300        |
| <b>Total</b>      | <b>3</b>    | <b>\$42,300</b> |

## Clackamette Park

| ID                     | Location         | Location Description       | UF Code | Description                                                                | Condition | Plan Type             | Cost            |
|------------------------|------------------|----------------------------|---------|----------------------------------------------------------------------------|-----------|-----------------------|-----------------|
| 2939411                | Clackamette Park |                            | Y1090   | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | NA        | Accessibility         | \$9,800         |
| 2931723                | Clackamette Park | Front parking lot overflow | G2020   | Parking Lots, Pavement, Asphalt, Seal & Stripe                             | NA        | Performance/Integrity | \$11,700        |
| 2938924                | Clackamette Park | Multiple Locations         | D2010   | Backflow Preventer, Domestic Water, Various Sizes, Replace                 | Poor      | Performance/Integrity | \$20,800        |
| <b>Total (3 items)</b> |                  |                            |         |                                                                            |           |                       | <b>\$42,300</b> |

## Key Findings

**Sidewalk in Poor condition.**

Asphalt  
Clackamette Park Main Park

Uniformat Code: G2031  
Recommendation: **Replace in 2023**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$200,200

\$\$\$\$

There is significant tripping hazards throughout the site. Vegetation is growing through the sidewalk cracks. - AssetCALC ID: 2931696

**Parking Lots**

Pavement, Asphalt  
Clackamette Park Front parking lot overflow

Uniformat Code: G2021  
Recommendation: **Seal & Stripe in 2021**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$11,700

\$\$\$\$

There is no striping for this parking lot. - AssetCALC ID: 2931723

**Backflow Preventer in Poor condition.**

Domestic Water, Various Sizes  
Clackamette Park Multiple Locations

Uniformat Code: D2014  
Recommendation: **Replace in 2021**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$20,800

\$\$\$\$

Recommended to replace backflow - AssetCALC ID: 2938924

**Parking Lots in Poor condition.**

Pavement, Asphalt  
Clackamette Park Main Park

Uniformat Code: G2021  
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,800

\$\$\$\$

Striping throughout main parking lot is fading. - AssetCALC ID: 2931741



### Parking Lots in Poor condition.

Pavement, Asphalt  
Boat Ramp Clackamette Park Boat Drop-Off

Uniformat Code: G2021  
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$32,800

\$\$\$\$

Striping is coming off throughout parking lot. ADA needs to be restriped symbol for accessibility has disappeared in designated parking spots. - AssetCALC ID: 2931708

### ADA Miscellaneous

Level III Study, Includes Measurements  
Clackamette Park

Uniformat Code: Y1091  
Recommendation: **Evaluate/Report in 2021**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$9,800

\$\$\$\$

There are significant tripping hazards throughout the main park sidewalks. - AssetCALC ID: 2939411



### Boat Launch in Poor condition.

Ramp and Supporting Improvements  
Boat Ramp Clackamette Park Boar Launch

Uniformat Code: G2053  
Recommendation: **Relocate in 2023**

Priority Score: **56.7**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$1,300,000

\$\$\$\$

Property management report that river is undermining existing facilities and a full relocation is required. Allowance cost provided by property management - AssetCALC ID: 3147552



### Recreational Vehicle Park in Poor condition.

Ramp and Supporting Improvements  
RV Park Clackamette Park Overflow Parking  
and RV Park

Uniformat Code: G2053  
Recommendation: **Relocate in 2023**

Priority Score: **56.7**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$1,196,000

\$\$\$\$

POC reported that existing RV subject to flooding necessitating relocation to current overflow parking. Overflow parking to then be relocated to current RV parking area. Cost allowance provided by property management - AssetCALC ID: 3147553



**Restroom/Comfort Station**Priority Score: **54.0**

Permanent, w/ Plumbing (per Fixture)  
Restroom Clackamette Park

Plan Type:  
Modernization/Adaptation

Uniformat Code: F1024  
Recommendation: **Replace in 2056**

Cost Estimate: \$292,500

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

POC reports that existing restroom inadequate for property demands and that a new restroom building required. Allowance cost provided by management - AssetCALC ID: 3147551

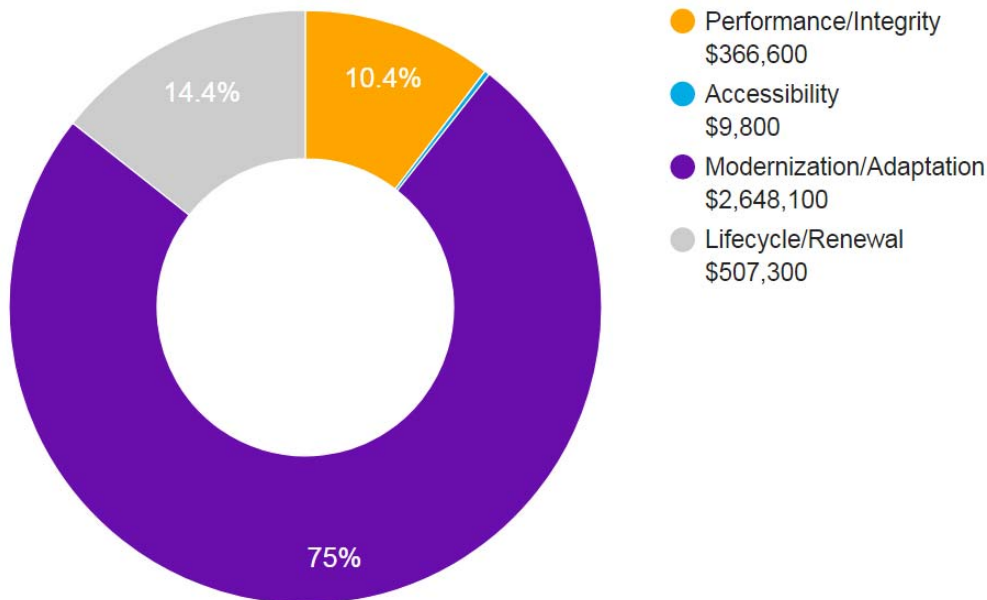
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,531,800

2. Restroom Building



| Restroom Building: Systems Summary |                                                                                                                    |           |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------|
| Address                            | 1955 Clackamette Drive Oregon City, Oregon 97045                                                                   |           |
| Constructed/Renovated              | 1994                                                                                                               |           |
| Building Size                      | 650 SF                                                                                                             |           |
| Number of Stories                  | 1                                                                                                                  |           |
| System                             | Description                                                                                                        | Condition |
| Structure                          | Steel frame with concrete-topped metal decks                                                                       | Fair      |
| Façade                             | Painted CMU with no windows                                                                                        | Fair      |
| Roof                               | Primary: Gable construction with metal finish                                                                      | Fair      |
| Interiors                          | Walls: Painted CMU<br>Floors: Painted concrete<br>Ceilings: Wood paneling                                          | Fair      |
| Elevators                          | None                                                                                                               | --        |
| Plumbing                           | Copper supply and cast-iron waste and venting<br>Gas water heaters<br>Toilets, urinals, and sinks in all restrooms | Fair      |
| HVAC                               | N/A                                                                                                                | --        |

| Restroom Building: Systems Summary |                                                                                                    |      |
|------------------------------------|----------------------------------------------------------------------------------------------------|------|
| Fire Suppression                   | N/A                                                                                                | --   |
| Electrical                         | Source and Distribution: Main panel with copper wiring<br>Interior Lighting: T-8<br>Emergency: N/A | Fair |
| Fire Alarm                         | N/A                                                                                                | --   |
| Equipment/Special                  | None                                                                                               | --   |
| Accessibility                      | Presently it does not appear an accessibility study is needed for this building.                   |      |
| Key Issues and Findings            | There are no significant issues found at this time.                                                |      |

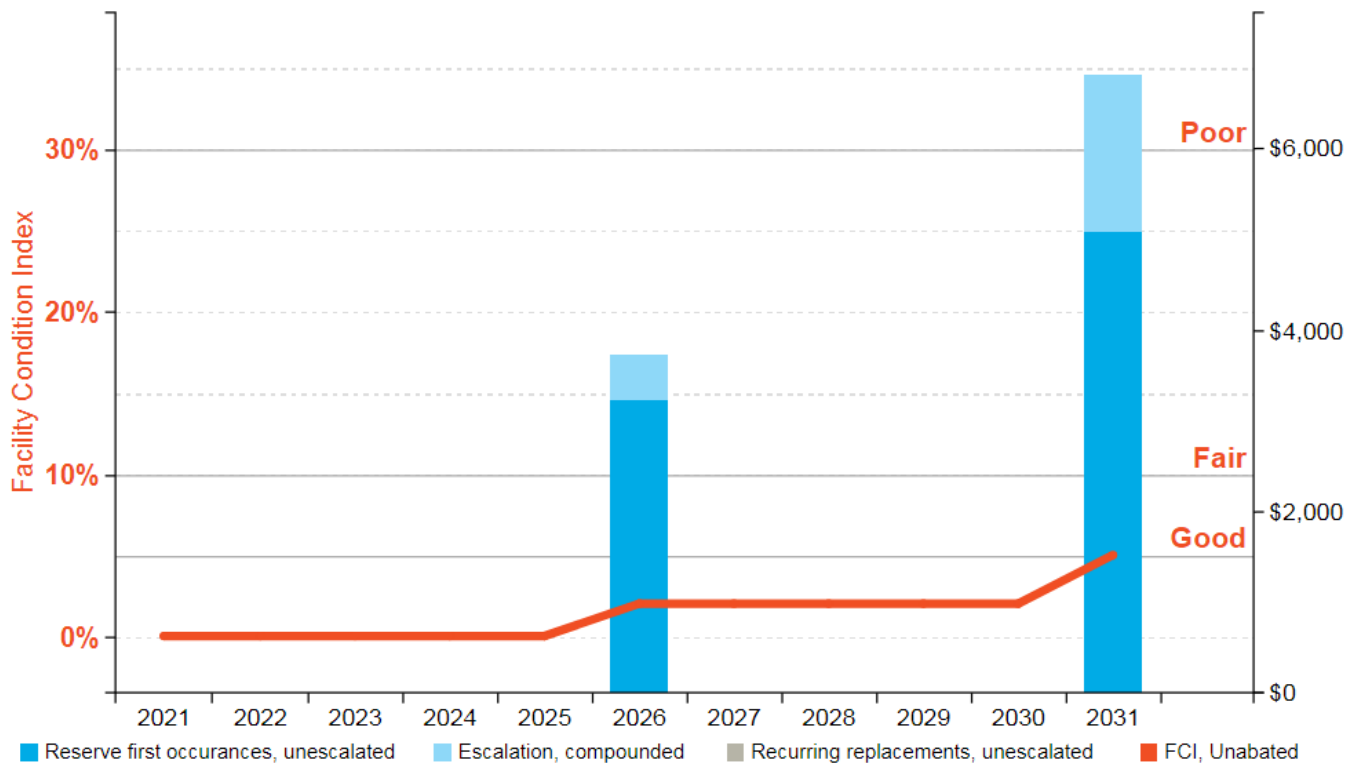
**Restroom Building: Systems Expenditure Forecast**

| System        | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|---------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade        | -         | -                      | -                     | -                     | \$51,184                | \$51,184         |
| Roofing       | -         | -                      | -                     | -                     | \$34,949                | \$34,949         |
| Interiors     | -         | -                      | \$3,728               | -                     | \$23,441                | \$27,169         |
| Plumbing      | -         | -                      | -                     | -                     | \$27,928                | \$27,928         |
| Electrical    | -         | -                      | -                     | \$6,813               | \$4,695                 | \$11,508         |
| <b>TOTALS</b> | <b>-</b>  | <b>-</b>               | <b>\$3,800</b>        | <b>\$6,900</b>        | <b>\$142,200</b>        | <b>\$152,900</b> |

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

**Restroom Building: Needs by Year with Unaddressed FCI Over Time****FCI Analysis: Clackamette Park****Restroom**

Replacement Value: \$ 196,185; Inflation rate: 3.0%





3. RV Park



| Amenity A               |                                                                                  |           |           |
|-------------------------|----------------------------------------------------------------------------------|-----------|-----------|
| Location / GPS          | 45°22'12.20"North, 122°36'12.44"West                                             |           |           |
| Overall Condition       | Fair                                                                             |           |           |
| Asset                   | Description                                                                      | Quantity  | Condition |
| Shed                    | Wood                                                                             | 300 SF    | Fair      |
| Parking Lot             | Aggregate/Stone                                                                  | 60,000 SF | Fair      |
| Sidewalk                | Asphalt                                                                          | 7,000 EA  | Fair      |
| Picnic Table            | Metal-powder Coated                                                              | 1 EA      | Fair      |
| Pole Light              | LED                                                                              | 3 EA      | Fair      |
| Accessibility           | Presently it does not appear an accessibility study is needed for this building. |           |           |
| Key Issues and Findings | Backflow preventers recommended to be replaced.                                  |           |           |

### RV Park: Systems Expenditure Forecast

| System                      | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|-----------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Special Construction & Demo | -         | -                      | -                     | -                     | \$15,190                | \$15,190         |
| Site Utilities              | -         | -                      | -                     | \$22,013              | -                       | \$22,013         |
| Site Pavement               | -         | -                      | \$119,325             | \$146,755             | \$201,756               | \$467,836        |
| Site Development            | -         | -                      | -                     | \$1,485               | -                       | \$1,485          |
| <b>TOTALS</b>               | <b>-</b>  | <b>-</b>               | <b>\$119,400</b>      | <b>\$170,300</b>      | <b>\$217,000</b>        | <b>\$506,700</b> |

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

4. Boat Ramp



| Boat Ramp               |                                                                                  |           |           |
|-------------------------|----------------------------------------------------------------------------------|-----------|-----------|
| Location / GPS          | 45°22'18.90"North, 122°36'9.06"West                                              |           |           |
| Overall Condition       | Fair                                                                             |           |           |
| Asset                   | Description                                                                      | Quantity  | Condition |
| Parking Lot             | Pavement                                                                         | 56,000 SF | Poor      |
| Sidewalk                | Concrete                                                                         | 2000 SF   | Fair      |
| Stairs                  | Concrete                                                                         | 150 LF    | Fair      |
| Pole Light              | LED                                                                              | 3 EA      | Fair      |
| Accessibility           | Presently it does not appear an accessibility study is needed for this building. |           |           |
| Key Issues and Findings | The parking lot striping is coming off throughout the parking lot.               |           |           |

**Boat Ramp: Systems Expenditure Forecast**

| <b>System</b>    | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>       |
|------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| Site Pavement    | -                | \$33,742                       | \$9,494                       | \$39,117                      | \$588,804                       | \$671,157          |
| Site Development | -                | \$1,379,170                    | -                             | -                             | -                               | \$1,379,170        |
| Site Utilities   | -                | -                              | -                             | \$20,965                      | -                               | \$20,965           |
| <b>TOTALS</b>    | <b>-</b>         | <b>\$1,413,000</b>             | <b>\$9,500</b>                | <b>\$60,100</b>               | <b>\$588,900</b>                | <b>\$2,071,500</b> |

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



## 5. General Park Summary



| General Site Information |                      |                          |           |
|--------------------------|----------------------|--------------------------|-----------|
| Asset                    | Description          | Quantity                 | Condition |
| Drinking Fountain        | Wall-Mounted         | 1 EA                     | Fair      |
| Bleachers                | Up to 15 Seats       | 1 Bleacher with 50 Seats | Fair      |
| Shed/Gazebo/Shade        | Wood or Metal Framed | 1000 SF                  | Fair      |
| Shed/Gazebo/Shade        | Wood or Metal Framed | 500 SF                   | Fair      |
| Shed/Gazebo/Shade        | Wood or Metal Framed | 1000 SF                  | Fair      |
| Shed/Gazebo/Shade        | Wood or Metal Framed | 450 SF                   | Fair      |
| Sidewalk                 | Asphalt              | 26,000 SF                | Poor      |
| Sidewalk                 | Concrete             | 650 SF                   | Fair      |
| Athletic Surface         | Skate Park, Concrete | 8,000 SF                 | Fair      |



| General Site Information     |                                                                                            |        |      |
|------------------------------|--------------------------------------------------------------------------------------------|--------|------|
| Playground Surface           | Chips Wood 6"                                                                              | 300 SF | Fair |
| Playground Structure         | Swing Set, 4 seats                                                                         | 1 EA   | Fair |
| Park Bench                   | Metal Powder Coated                                                                        | 10 EA  | Fair |
| Trash Receptacle             | Medium Duty                                                                                | 4 EA   | Fair |
| Picnic Table                 | Wood/Composite/Fiberglass                                                                  | 21 EA  | Fair |
| Fence                        | Wrought Iron                                                                               | 140 LF | Fair |
| Fence                        | Chain Link                                                                                 | 200 LF | Fair |
| Site Walkway Light Fixture   | Bollard                                                                                    | 4 EA   | Fair |
| Pole Light                   | LED                                                                                        | 14 EA  | Fair |
| Landscaping and Topography   | Heavy landscaping features<br>Irrigation present<br>Low to moderate site slopes throughout |        |      |
| On-Site Vehicular Paving     | Asphalt parking areas, signage                                                             |        |      |
| Pedestrian paving and Trails | Concrete sidewalks, gravel trails                                                          |        |      |
| On-Site Amenities            | Chain link fencing, wrought iron fencing, picnic tables, bench                             |        |      |
| Ancillary Buildings          | Picnic shelters                                                                            |        |      |
| Fields and Lots              | Play surfaces, play structure                                                              |        |      |
| Storm Water Management       | Surface drainage to developed and undeveloped surroundings                                 |        |      |

## General Site Information

|                                |                                                                                                                                                    |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Accessibility</b>           | Potential moderate/major issues have been identified associated with the general site areas and a detailed accessibility study is recommended.     |
| <b>Key Issues and Findings</b> | Significant sidewalk trip hazards on asphalt sidewalks. Backflow preventers recommended to be replaced. Parking lot striping is fading throughout. |

## General Site: Systems Expenditure Forecast

| System                      | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
|-----------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Plumbing                    | \$20,800        | -                      | -                     | \$1,918               | -                       | \$22,718           |
| Equipment & Furnishings     | -               | -                      | -                     | -                     | \$12,152                | \$12,152           |
| Special Construction & Demo | -               | -                      | -                     | -                     | \$149,367               | \$149,367          |
| Site Utilities              | -               | -                      | -                     | \$107,619             | -                       | \$107,619          |
| Site Development            | -               | \$1,270,215            | \$1,507               | \$64,276              | \$750,536               | \$2,086,534        |
| Site Pavement               | \$11,700        | \$221,430              | \$13,563              | \$26,200              | \$344,215               | \$617,108          |
| Accessibility               | \$9,750         | -                      | -                     | -                     | -                       | \$9,750            |
| <b>TOTALS</b>               | <b>\$42,300</b> | <b>\$1,491,700</b>     | <b>\$15,100</b>       | <b>\$200,100</b>      | <b>\$1,256,300</b>      | <b>\$3,005,500</b> |

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

## 6. Property Space Use and Observed Areas

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### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park was originally constructed in 1994 and substantially renovated in 2015.

The following table summarizes the accessibility conditions of the general site and at each major building within the park:

| Park: Accessibility Summary |                                  |                                  |                                            |
|-----------------------------|----------------------------------|----------------------------------|--------------------------------------------|
| <i>Facility</i>             | <i>Year Built/<br/>Renovated</i> | <i>Prior Study<br/>Provided?</i> | <i>Major/Moderate<br/>Issues Observed?</i> |
| Main Park Restroom          | 1994 / 2015                      | No                               | No                                         |
| Boat Drop-Off               | 1994 / 2015                      | No                               | No                                         |
| RV Park                     | 1994 / 2015                      | No                               | No                                         |

Park: Accessibility Summary

|              |             |    |     |
|--------------|-------------|----|-----|
| General Site | 1994 / 2015 | No | Yes |
|--------------|-------------|----|-----|

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings and/or amenities identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



## 8. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 9. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 10. Certification

City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Clackamette Park, 1955 Clackamette Drive, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Konnye Zavala,  
Project Manager

**Reviewed by:**



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1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



5

BOAT LAUNCH OVERVIEW



6

RV PARK OVERVIEW



7

EXTERIOR WALLS, CONCRETE  
BLOCK

8

EXTERIOR DOOR, STEEL



9

RESTROOM OVERVIEW



10

FLOORING



11

CEILING FINISHES, WOOD  
PANELING

12

WATER HEATER, ELECTRIC





13

DRINKING FOUNTAIN



14

SINK/LAVATORY



15

TOILET



16

URINAL



17

DISTRIBUTION PANEL



18

MAIN PARK  
SHED/GAZEBO/SHADE  
STRUCTURE



19

RV PARK SHED/GAZEBO/SHADE  
STRUCTURE

20

MAIN PARK  
SHED/GAZEBO/SHADE  
STRUCTURE

21

RV PARKING LOT, GRAVEL



22

MAIN PARK PARKING LOT,  
ASPHALT

23

BOAT DROP OFF PARKING LOT,  
ASPHALT

24

OVERFLOW PARKING LOT,  
ASPHALT





25

MAIN PARKING LOT, SEAL AND STRIPE



26

SIDEWALK, CONCRETE



27

SIDEWALK, ASPHALT



28

BOAT LAUNCH RAMP, CONCRETE



29

PLAY STRUCTURE, SWING SET



30

PARK BENCH, METAL POWDER





31

TRASH RECEPTACLE, MEDIUM-DUTY



32

FENCE, WROUGHT IRON



33

FENCE, CHAIN LINK



34

PICNIC TABLE, WOOD



35

SKATEPARK OVERVIEW



36

MAIN PARK OVERVIEW



| <br><b>BUREAU VERITAS</b> | Project Number        | Project Name                                |  |
|--------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------|---------------------------------------------------------------------------------------|
|                                                                                                              | 148392.21R000-021.017 | Clackamette Park<br>The City of Oregon City |                                                                                       |
|                                                                                                              | Source                | On-Site Date                                |                                                                                       |
|                                                                                                              | Google                | March 17, 2021                              |                                                                                       |

# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Clackamette Park

**Name of person completing form:** Jon Waverly

**Title / Association w/ property:** Facilities Maintenance Manager

**Length of time associated w/ property:** 27 years

**Date Completed:** 3/17/2021

**Phone Number:** 503.519.0377

**Method of Completion:** INTERVIEW - verbally completed during interview

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

| Data Overview |                                                                                                        | Response            |                   |                            |
|---------------|--------------------------------------------------------------------------------------------------------|---------------------|-------------------|----------------------------|
| 1             | Year(s) constructed                                                                                    | Constructed<br>1994 | Renovated<br>2015 | Boat launch was renovated. |
| 2             | Building size in SF                                                                                    | SF                  |                   |                            |
| 3             | Major Renovation/Rehabilitation                                                                        |                     | Year              | Additional Detail          |
|               |                                                                                                        | Facade              |                   |                            |
|               |                                                                                                        | Roof                |                   |                            |
|               |                                                                                                        | Interiors           |                   |                            |
|               |                                                                                                        | HVAC                |                   |                            |
|               |                                                                                                        | Electrical          |                   |                            |
|               |                                                                                                        | Site Pavement       |                   |                            |
|               |                                                                                                        | Accessibility       |                   |                            |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         |                     |                   |                            |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? |                     |                   |                            |
| 6             | Describe any on-going extremely problematic, historically chronic, or immediate facility needs.        |                     |                   |                            |



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

Item 9b.

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

Konny Gwala

Signature of Assessor

Signature of POC

## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Clackamette Park

**BV Project Number:** 148392.21R000-021.017

### Facility History & Interview

|   | Question                                                                                               | Yes | No | NA | Comments |
|---|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1 | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✗  |    |          |
| 2 | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     | ✗  |    |          |
| 3 | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | ✗  |    |          |

### Clackamette Park: Accessibility Issues

| Category                                | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None* |
|-----------------------------------------|-----------------------------------------|--------------------------------------------|--------------|-------|
| <b>Parking</b>                          |                                         |                                            |              | ✗     |
| <b>Exterior Accessible Route</b>        |                                         | Sidewalk has tripping hazards throughout   |              |       |
| <b>Building Entrances</b>               | NA                                      |                                            |              |       |
| <b>Interior Accessible Route</b>        | NA                                      |                                            |              |       |
| <b>Elevators</b>                        | NA                                      |                                            |              |       |
| <b>Public Restrooms</b>                 |                                         |                                            |              | ✗     |
| <b>Kitchens/Kitchenettes</b>            | NA                                      |                                            |              |       |
| <b>Playgrounds &amp; Swimming Pools</b> |                                         |                                            |              | ✗     |
| <b>Other</b>                            | NA                                      |                                            |              |       |

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



## Clackamette Park: Photographic Overview



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking



Accessible ramp or path



Curb cut or 2nd pathway



Toilet stall overview



Sink, faucet handles and/or accessories



## Clackamette Park: Photographic Overview



Accessible route to playground/pool



Overview of playground/pool

# Component Condition Report | Clackamette Park / Restroom

Item 9b.

| UF L3 Code        | Location           | Condition | Asset/Component/Repair                                              | Quantity | RUL | ID      |
|-------------------|--------------------|-----------|---------------------------------------------------------------------|----------|-----|---------|
| <b>Facade</b>     |                    |           |                                                                     |          |     |         |
| B2010             | Main Park Restroom | Fair      | Exterior Walls, Concrete Block (CMU), 1-2 Story Building            | 1,000 SF | 20  | 2931694 |
| B2050             | Main Park Restroom | Fair      | Exterior Door, Steel, Standard                                      | 3        | 20  | 2931709 |
| <b>Roofing</b>    |                    |           |                                                                     |          |     |         |
| B3010             | Main Park Restroom | Fair      | Roofing, Metal                                                      | 800 SF   | 20  | 2931925 |
| B3060             | Main Park Restroom | Fair      | Roof Skylight, per unit, up to 20 SF                                | 4        | 15  | 2931716 |
| <b>Interiors</b>  |                    |           |                                                                     |          |     |         |
| C2010             | Main Park Restroom | Fair      | Wall Finishes, any surface, Prep & Paint                            | 1,000 SF | 5   | 2931742 |
| C2030             | Main Park Restroom | Fair      | Flooring, any surface, w/ Paint or Sealant, Prep & Paint            | 650 SF   | 5   | 2931736 |
| C2050             | Main Park Restroom | Fair      | Ceiling Finishes, Wood Paneling                                     | 650 SF   | 15  | 2931695 |
| <b>Plumbing</b>   |                    |           |                                                                     |          |     |         |
| D2010             | Main Park Restroom | Fair      | Urinal, Standard                                                    | 1        | 15  | 2931743 |
| D2010             | Main Park Restroom | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                            | 2        | 15  | 2931739 |
| D2010             | Main Park Restroom | Fair      | Toilet, Commercial Water Closet                                     | 3        | 15  | 2931705 |
| D2010             | Main Park Restroom | Fair      | Sink/Lavatory, Service Sink, Wall-Hung                              | 1        | 20  | 2931737 |
| D2010             | Main Park Restroom | Fair      | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 650 SF   | 20  | 2931740 |
| <b>Electrical</b> |                    |           |                                                                     |          |     |         |
| D5020             | Main Park Restroom | Fair      | Distribution Panel, 120/208 V                                       | 1        | 20  | 2931724 |

Component Condition Report | Clackamette Park / Restroom

| UF L3 Code | Location           | Condition | Asset/Component/Repair                                                  | Quantity | RUL | Item 9b. |  |
|------------|--------------------|-----------|-------------------------------------------------------------------------|----------|-----|----------|--|
| D5040      | Main Park Restroom | Fair      | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures | 650 SF   | 10  | 2931703  |  |

Component Condition Report | Clackamette Park

| UF L3 Code                   | Location           | Condition | Asset/Component/Repair                                                 | Quantity  | RUL | ID      |
|------------------------------|--------------------|-----------|------------------------------------------------------------------------|-----------|-----|---------|
| Plumbing                     |                    |           |                                                                        |           |     |         |
| D2010                        | Multiple Locations | Poor      | Backflow Preventer, Domestic Water, Various Sizes [No tag/plate found] | 5         | 0   | 2938924 |
| D2010                        | Main Park          | Fair      | Drinking Fountain, Wall-Mounted, Single-Level                          | 1         | 7   | 2931738 |
| Equipment & Furnishings      |                    |           |                                                                        |           |     |         |
| E2010                        | Main Park          | Fair      | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)              | 50        | 15  | 2931726 |
| Special Construction & Demo  |                    |           |                                                                        |           |     |         |
| F1020                        | Main Park          | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal       | 1,000 SF  | 15  | 2931732 |
| F1020                        |                    | NA        | Restroom/Comfort Station, Permanent, w/ Plumbing (per Fixture)         | 9         | 35  | 3147551 |
| F1020                        | Main Park          | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal       | 500 SF    | 15  | 2931697 |
| F1020                        | Main Park          | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal       | 1,000 SF  | 15  | 2931700 |
| F1020                        | Main Park          | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal       | 450 SF    | 15  | 2931722 |
| Pedestrian Plazas & Walkways |                    |           |                                                                        |           |     |         |
| G2020                        | Main Park          | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                        | 15,000 SF | 15  | 2931728 |

# Component Condition Report | Clackamette Park

| UF L3 Code                               | Location                     | Condition | Asset/Component/Repair                                                     | Quantity  |  | RUL | Item 9b. |
|------------------------------------------|------------------------------|-----------|----------------------------------------------------------------------------|-----------|--|-----|----------|
| G2020                                    | Front parking lot overflow   | NA        | Parking Lots, Pavement, Asphalt, Seal & Stripe                             | 20,000 SF |  | 0   | 2931723  |
| G2020                                    | Front parking lot overflow   | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                            | 20,000 SF |  | 15  | 2931712  |
| G2020                                    | Main Park                    | Poor      | Parking Lots, Pavement, Asphalt, Seal & Stripe                             | 15,000 SF |  | 1   | 2931741  |
| G2030                                    | Main Park                    | Fair      | Sidewalk, Concrete, Small Areas/Sections                                   | 650 SF    |  | 20  | 2931729  |
| G2030                                    | Main Park                    | Poor      | Sidewalk, Asphalt                                                          | 28,000 SF |  | 2   | 2931696  |
| Athletic, Recreational & Playfield Areas |                              |           |                                                                            |           |  |     |          |
| G2050                                    | Main Park                    | Fair      | Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install | 8,000 SF  |  | 15  | 2931735  |
| G2050                                    | Main Park                    | Fair      | Playground Surfaces, Engineered Wood Fiber, Chips 8-12" Depth              | 500 SF    |  | 2   | 2931701  |
| G2050                                    | Main Park                    | Fair      | Play Structure, Swing Set, 4 Seats                                         | 1         |  | 10  | 2931718  |
| G2050                                    | Overflow Parking and RV Park | Poor      | Recreational Vehicle Park, Ramp and Supporting Improvements, Relocate      | 1         |  | 2   | 3147553  |
| Sitework                                 |                              |           |                                                                            |           |  |     |          |
| G2060                                    | Main Park                    | Fair      | Park Bench, Metal Powder-Coated                                            | 10        |  | 10  | 2931734  |
| G2060                                    | Main Park                    | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                             | 4         |  | 10  | 2931710  |
| G2060                                    | Main Park                    | Fair      | Fences & Gates, Fence, Wrought Iron 4'                                     | 140 LF    |  | 20  | 2931707  |
| G2060                                    | Main Park                    | Fair      | Fences & Gates, Fence, Chain Link 4'                                       | 200 LF    |  | 10  | 2931698  |
| G2060                                    | Main Park                    | Fair      | Signage, Property, Building or Pole-Mounted, Replace/Install               | 1         |  | 10  | 2931699  |
| G2060                                    | Main Park                    | Fair      | Picnic Table, Wood/Composite/Fiberglass                                    | 21        |  | 10  | 2931714  |
| G4050                                    | Main Park                    | Fair      | Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install               | 4         |  | 10  | Page 716 |



Component Condition Report | Clackamette Park

| UF L3 Code    | Location  | Condition | Asset/Component/Repair                                                              | Quantity | RUL | <div>Item 9b.</div> |
|---------------|-----------|-----------|-------------------------------------------------------------------------------------|----------|-----|---------------------|
| G4050         | Main Park | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 2        | 10  | 2931720             |
| G4050         | Main Park | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 12       | 10  | 2931706             |
| Accessibility |           |           |                                                                                     |          |     |                     |
| Y1090         |           | NA        | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report          | 1        | 0   | 2939411             |

Component Condition Report | Clackamette Park / RV Park

| UF L3 Code                   | Location | Condition | Asset/Component/Repair                                                     | Quantity  | RUL | ID      |
|------------------------------|----------|-----------|----------------------------------------------------------------------------|-----------|-----|---------|
| Special Construction & Demo  |          |           |                                                                            |           |     |         |
| F1020                        | RV Park  | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal           | 300 SF    | 15  | 2931711 |
| Pedestrian Plazas & Walkways |          |           |                                                                            |           |     |         |
| G2020                        | RV Park  | Fair      | Parking Lots, Aggregate/Stone, Surface Gravel, Replenish                   | 60,000 SF | 3   | 2931715 |
| G2030                        | RV Park  | Fair      | Sidewalk, Asphalt, Overlay                                                 | 7,000 SF  | 15  | 2931713 |
| Sitework                     |          |           |                                                                            |           |     |         |
| G2060                        | RV Park  | Fair      | Picnic Table, Metal Powder-Coated                                          | 1         | 10  | 2931704 |
| G4050                        | RV Park  | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W | 3         | 10  | 2931727 |

Component Condition Report | Clackamette Park / Boat Ramp

| UF L3 Code                   | Location      | Condition | Asset/Component/Repair                         | Quantity  | RUL | ID                  |
|------------------------------|---------------|-----------|------------------------------------------------|-----------|-----|---------------------|
| Pedestrian Plazas & Walkways |               |           |                                                |           |     |                     |
| G2020                        | Boat Drop-Off | Poor      | Parking Lots, Pavement, Asphalt, Seal & Stripe | 56,000 SF | 1   | <div>Page 717</div> |

Component Condition Report | Clackamette Park / Boat Ramp

| UF L3 Code                               | Location      | Condition | Asset/Component/Repair                                                              | Quantity  | RUL | Item 9b. |  |
|------------------------------------------|---------------|-----------|-------------------------------------------------------------------------------------|-----------|-----|----------|--|
|                                          |               |           |                                                                                     |           |     |          |  |
| G2020                                    | Boat Drop-Off | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 56,000 SF | 15  | 2931733  |  |
| G2030                                    | Boat Drop-Off | Fair      | Sidewalk, Concrete, Small Areas/Sections                                            | 2,000 SF  | 20  | 2931719  |  |
| G2030                                    | Boat Drop-Off | Fair      | Site Stairs & Ramps, Steps, Concrete (per LF of nosing)                             | 150 LF    | 5   | 2931731  |  |
| Athletic, Recreational & Playfield Areas |               |           |                                                                                     |           |     |          |  |
| G2050                                    | Boar Launch   | Poor      | Boat Launch, Ramp and Supporting Improvements, Relocate                             | 1         | 2   | 3147552  |  |
| Sitework                                 |               |           |                                                                                     |           |     |          |  |
| G4050                                    | Boat Drop-Off | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 3         | 10  | 2931702  |  |

Replacement Reserves Report  
Clackamette Park

7/16/2021

| ID                      | Building | Cost Description                                                                    | Location Description         | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost *    | Subtotal    | 2021     | 2022    | 2023        | 2024 | 2025 | 2026     | 2027    | 2028    | 2029    | 2030 | 2031     | 2032     | 2033 | 2034 | 2035    | 2036      | 2037    | 2038    | 2039 | 2040     | 2041     | Deficiency Repair Estimate |
|-------------------------|----------|-------------------------------------------------------------------------------------|------------------------------|----------------|------|-----|----------|------|----------------|-------------|----------|---------|-------------|------|------|----------|---------|---------|---------|------|----------|----------|------|------|---------|-----------|---------|---------|------|----------|----------|----------------------------|
| <a href="#">2938924</a> |          | Backflow Preventer, Domestic Water, Various Sizes, Replace                          | Multiple Locations           | 30             | 30   | 0   | 5        | EA   | \$4,160.00     | \$20,800    | \$20,800 |         |             |      |      |          |         |         |         |      |          |          |      |      |         |           |         |         |      |          |          | \$20,800                   |
| <a href="#">2931738</a> |          | Drinking Fountain, Wall-Mounted, Single-Level, Replace                              | Main Park                    | 15             | 8    | 7   | 1        | EA   | \$1,560.00     | \$1,560     |          |         |             |      |      |          |         | \$1,560 |         |      |          |          |      |      |         |           |         |         |      |          |          | \$1,560                    |
| <a href="#">2931726</a> |          | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace                  | Main Park                    | 25             | 10   | 15  | 50       | EA   | \$156.00       | \$7,800     |          |         |             |      |      |          |         |         |         |      |          |          |      |      |         | \$7,800   |         |         |      |          |          | \$7,800                    |
| <a href="#">2931732</a> |          | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace           | Main Park                    | 30             | 15   | 15  | 1000     | SF   | \$32.50        | \$32,500    |          |         |             |      |      |          |         |         |         |      |          |          |      |      |         | \$32,500  |         |         |      |          |          | \$32,500                   |
| <a href="#">2931697</a> |          | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace           | Main Park                    | 30             | 15   | 15  | 500      | SF   | \$32.50        | \$16,250    |          |         |             |      |      |          |         |         |         |      |          |          |      |      |         | \$16,250  |         |         |      |          |          | \$16,250                   |
| <a href="#">2931700</a> |          | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace           | Main Park                    | 30             | 15   | 15  | 1000     | SF   | \$32.50        | \$32,500    |          |         |             |      |      |          |         |         |         |      |          |          |      |      |         | \$32,500  |         |         |      |          |          | \$32,500                   |
| <a href="#">2931722</a> |          | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace           | Main Park                    | 30             | 15   | 15  | 450      | SF   | \$32.50        | \$14,625    |          |         |             |      |      |          |         |         |         |      |          |          |      |      |         | \$14,625  |         |         |      |          |          | \$14,625                   |
| <a href="#">2931723</a> |          | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | Front parking lot overflow   | 5              | 5    | 0   | 20000    | SF   | \$0.59         | \$11,700    | \$11,700 |         |             |      |      | \$11,700 |         |         |         |      | \$11,700 |          |      |      |         | \$11,700  |         |         |      |          | \$11,700 | \$58,500                   |
| <a href="#">2931741</a> |          | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | Main Park                    | 5              | 4    | 1   | 15000    | SF   | \$0.59         | \$8,775     |          | \$8,775 |             |      |      |          | \$8,775 |         |         |      |          | \$8,775  |      |      |         |           | \$8,775 |         |      |          |          | \$35,100                   |
| <a href="#">2931728</a> |          | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | Main Park                    | 25             | 10   | 15  | 15000    | SF   | \$4.55         | \$68,250    |          |         |             |      |      |          |         |         |         |      |          |          |      |      |         | \$68,250  |         |         |      |          |          | \$68,250                   |
| <a href="#">2931712</a> |          | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | Front parking lot overflow   | 25             | 10   | 15  | 20000    | SF   | \$4.55         | \$91,000    |          |         |             |      |      |          |         |         |         |      |          |          |      |      |         | \$91,000  |         |         |      |          |          | \$91,000                   |
| <a href="#">2931696</a> |          | Sidewalk, Asphalt, Replace                                                          | Main Park                    | 25             | 23   | 2   | 28000    | SF   | \$7.15         | \$200,200   |          |         | \$200,200   |      |      |          |         |         |         |      |          |          |      |      |         |           |         |         |      |          |          | \$200,200                  |
| <a href="#">2931729</a> |          | Sidewalk, Concrete, Small Areas/Sections, Replace                                   | Main Park                    | 50             | 30   | 20  | 650      | SF   | \$26.00        | \$16,900    |          |         |             |      |      |          |         |         |         |      |          |          |      |      |         |           |         |         |      | \$16,900 |          | \$16,900                   |
| <a href="#">2931735</a> |          | Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install          | Main Park                    | 30             | 15   | 15  | 8000     | SF   | \$58.50        | \$468,000   |          |         |             |      |      |          |         |         |         |      |          |          |      |      |         | \$468,000 |         |         |      |          |          | \$468,000                  |
| <a href="#">3147553</a> |          | Recreational Vehicle Park, Ramp and Supporting Improvements, Relocate               | Overflow Parking and RV Park | 50             | 48   | 2   | 1        | EA   | \$1,196,000.00 | \$1,196,000 |          |         | \$1,196,000 |      |      |          |         |         |         |      |          |          |      |      |         |           |         |         |      |          |          | \$1,196,000                |
| <a href="#">2931701</a> |          | Playground Surfaces, Engineered Wood Fiber, Chips 8-12" Depth, Replace              | Main Park                    | 3              | 1    | 2   | 500      | SF   | \$2.60         | \$1,300     |          |         | \$1,300     |      |      | \$1,300  |         |         | \$1,300 |      |          | \$1,300  |      |      | \$1,300 |           |         | \$1,300 |      | \$1,300  | \$9,100  |                            |
| <a href="#">2931718</a> |          | Play Structure, Swing Set, 4 Seats, Replace                                         | Main Park                    | 20             | 10   | 10  | 1        | EA   | \$3,250.00     | \$3,250     |          |         |             |      |      |          |         |         |         |      |          | \$3,250  |      |      |         |           |         |         |      |          |          | \$3,250                    |
| <a href="#">2931734</a> |          | Park Bench, Metal Powder-Coated, Replace                                            | Main Park                    | 20             | 10   | 10  | 10       | EA   | \$910.00       | \$9,100     |          |         |             |      |      |          |         |         |         |      |          | \$9,100  |      |      |         |           |         |         |      |          |          | \$9,100                    |
| <a href="#">2931710</a> |          | Trash Receptacle, Medium-Duty Metal or Precast, Replace                             | Main Park                    | 20             | 10   | 10  | 4        | EA   | \$1,105.00     | \$4,420     |          |         |             |      |      |          |         |         |         |      |          | \$4,420  |      |      |         |           |         |         |      |          |          | \$4,420                    |
| <a href="#">2931698</a> |          | Fences & Gates, Fence, Chain Link 4', Replace                                       | Main Park                    | 40             | 30   | 10  | 200      | LF   | \$23.40        | \$4,680     |          |         |             |      |      |          |         |         |         |      |          | \$4,680  |      |      |         |           |         |         |      |          |          | \$4,680                    |
| <a href="#">2931714</a> |          | Picnic Table, Wood/Composite/Fiberglass, Replace                                    | Main Park                    | 20             | 10   | 10  | 21       | EA   | \$1,105.00     | \$23,205    |          |         |             |      |      |          |         |         |         |      |          | \$23,205 |      |      |         |           |         |         |      |          |          | \$23,205                   |
| <a href="#">2931707</a> |          | Fences & Gates, Fence, Wrought Iron 4', Replace                                     | Main Park                    | 50             | 30   | 20  | 140      | LF   | \$52.00        | \$7,280     |          |         |             |      |      |          |         |         |         |      |          |          |      |      |         |           |         |         |      | \$7,280  |          | \$7,280                    |
| <a href="#">2931699</a> |          | Signage, Property, Building or Pole-Mounted, Replace/Install                        | Main Park                    | 20             | 10   | 10  | 1        | EA   | \$1,950.00     | \$1,950     |          |         |             |      |      |          |         |         |         |      |          | \$1,950  |      |      |         |           |         |         |      |          |          | \$1,950                    |
| <a href="#">2931725</a> |          | Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install                        | Main Park                    | 20             | 10   | 10  | 4        | EA   | \$910.00       | \$3,640     |          |         |             |      |      |          |         |         |         |      |          | \$3,640  |      |      |         |           |         |         |      |          |          | \$3,640                    |
| <a href="#">2931720</a> |          | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | Main Park                    | 20             | 10   | 10  | 2        | EA   | \$5,460.00     | \$10,920    |          |         |             |      |      |          |         |         |         |      |          | \$10,920 |      |      |         |           |         |         |      |          |          | \$10,920                   |
| <a href="#">2931706</a> |          | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | Main Park                    | 20             | 10   | 10  | 12       | EA   | \$5,460.00     | \$65,520    |          |         |             |      |      |          |         |         |         |      |          | \$65,520 |      |      |         |           |         |         |      |          |          | \$65,520                   |

|                                                         |           |                                                                                     |                    |    |    |    |       |    |                |             |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          |             |          |           |          |             |           |             |
|---------------------------------------------------------|-----------|-------------------------------------------------------------------------------------|--------------------|----|----|----|-------|----|----------------|-------------|----------|----------|-------------|-----------|---------|----------|----------|-----------|---------|-----|-----------|----------|-----|-----|----------|-------------|----------|-----------|----------|-------------|-----------|-------------|
| <a href="#">2939411</a>                                 |           | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report          | Clackamette Park   | 0  | 0  | 0  | 1     | EA | \$9,750.00     | \$9,750     | \$9,750  |          |             |           |         |          |          |           |         |     |           |          |     |     |          |             |          |           |          | \$9,750     |           |             |
| <a href="#">2931708</a>                                 | Boat Ramp | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | Boat Drop-Off      | 5  | 4  | 1  | 56000 | SF | \$0.59         | \$32,760    |          | \$32,760 |             |           |         |          | \$32,760 |           |         |     |           | \$32,760 |     |     |          |             | \$32,760 |           |          |             | \$131,040 |             |
| <a href="#">2931733</a>                                 | Boat Ramp | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | Boat Drop-Off      | 25 | 10 | 15 | 56000 | SF | \$4.55         | \$254,800   |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          | \$254,800   |          |           |          |             | \$254,800 |             |
| <a href="#">2931719</a>                                 | Boat Ramp | Sidewalk, Concrete, Small Areas/Sections, Replace                                   | Boat Drop-Off      | 50 | 30 | 20 | 2000  | SF | \$26.00        | \$52,000    |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          |             |          |           | \$52,000 | \$52,000    |           |             |
| <a href="#">2931731</a>                                 | Boat Ramp | Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Replace                    | Boat Drop-Off      | 50 | 45 | 5  | 150   | LF | \$54.60        | \$8,190     |          |          |             |           |         | \$8,190  |          |           |         |     |           |          |     |     |          |             |          |           |          | \$8,190     |           |             |
| <a href="#">3147552</a>                                 | Boat Ramp | Boat Launch, Ramp and Supporting Improvements, Relocate                             | Boar Launch        | 50 | 48 | 2  | 1     | EA | \$1,300,000.00 | \$1,300,000 |          |          | \$1,300,000 |           |         |          |          |           |         |     |           |          |     |     |          |             |          |           |          | \$1,300,000 |           |             |
| <a href="#">2931702</a>                                 | Boat Ramp | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | Boat Drop-Off      | 20 | 10 | 10 | 3     | EA | \$5,200.00     | \$15,600    |          |          |             |           |         |          |          | \$15,600  |         |     |           |          |     |     |          |             |          |           |          | \$15,600    |           |             |
| <a href="#">2931694</a>                                 | Restroom  | Exterior Walls, Concrete Block (CMU), 1-2 Story Building, Replace                   | Main Park Restroom | 50 | 30 | 20 | 1000  | SF | \$26.00        | \$26,000    |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          |             |          | \$26,000  | \$26,000 |             |           |             |
| <a href="#">2931709</a>                                 | Restroom  | Exterior Door, Steel, Standard, Replace                                             | Main Park Restroom | 40 | 20 | 20 | 3     | EA | \$780.00       | \$2,340     |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          |             |          | \$2,340   | \$2,340  |             |           |             |
| <a href="#">2931925</a>                                 | Restroom  | Roofing, Metal, Replace                                                             | Main Park Restroom | 40 | 20 | 20 | 800   | SF | \$16.90        | \$13,520    |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          |             |          | \$13,520  | \$13,520 |             |           |             |
| <a href="#">2931716</a>                                 | Restroom  | Roof Skylight, per unit, up to 20 SF, Replace                                       | Main Park Restroom | 30 | 15 | 15 | 4     | EA | \$1,690.00     | \$6,760     |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          | \$6,760     |          |           |          | \$6,760     |           |             |
| <a href="#">2931742</a>                                 | Restroom  | Wall Finishes, any surface, Prep & Paint                                            | Main Park Restroom | 10 | 5  | 5  | 1000  | SF | \$1.95         | \$1,950     |          |          |             |           | \$1,950 |          |          |           |         |     |           |          |     |     |          | \$1,950     |          |           |          | \$3,900     |           |             |
| <a href="#">2931736</a>                                 | Restroom  | Flooring, any surface, w/ Paint or Sealant, Prep & Paint                            | Main Park Restroom | 10 | 5  | 5  | 650   | SF | \$1.95         | \$1,268     |          |          |             |           | \$1,268 |          |          |           |         |     |           |          |     |     |          | \$1,268     |          |           |          | \$2,535     |           |             |
| <a href="#">2931695</a>                                 | Restroom  | Ceiling Finishes, Wood Paneling, Replace                                            | Main Park Restroom | 30 | 15 | 15 | 650   | SF | \$18.20        | \$11,830    |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          | \$11,830    |          |           |          | \$11,830    |           |             |
| <a href="#">2931740</a>                                 | Restroom  | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace        | Main Park Restroom | 40 | 20 | 20 | 650   | SF | \$6.50         | \$4,225     |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          |             |          | \$4,225   | \$4,225  |             |           |             |
| <a href="#">2931743</a>                                 | Restroom  | Urinal, Standard, Replace                                                           | Main Park Restroom | 30 | 15 | 15 | 1     | EA | \$1,430.00     | \$1,430     |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          | \$1,430     |          |           |          | \$1,430     |           |             |
| <a href="#">2931739</a>                                 | Restroom  | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace                                   | Main Park Restroom | 30 | 15 | 15 | 2     | EA | \$2,210.00     | \$4,420     |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          | \$4,420     |          |           |          | \$4,420     |           |             |
| <a href="#">2931705</a>                                 | Restroom  | Toilet, Commercial Water Closet, Replace                                            | Main Park Restroom | 30 | 15 | 15 | 3     | EA | \$1,690.00     | \$5,070     |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          | \$5,070     |          |           |          | \$5,070     |           |             |
| <a href="#">2931737</a>                                 | Restroom  | Sink/Lavatory, Service Sink, Wall-Hung, Replace                                     | Main Park Restroom | 35 | 15 | 20 | 1     | EA | \$1,820.00     | \$1,820     |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          |             |          | \$1,820   | \$1,820  |             |           |             |
| <a href="#">2931724</a>                                 | Restroom  | Distribution Panel, 120/208 V, Replace                                              | Main Park Restroom | 30 | 10 | 20 | 1     | EA | \$2,600.00     | \$2,600     |          |          |             |           |         |          |          |           |         |     |           |          |     |     |          |             |          | \$2,600   | \$2,600  |             |           |             |
| <a href="#">2931703</a>                                 | Restroom  | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace    | Main Park Restroom | 20 | 10 | 10 | 650   | SF | \$7.80         | \$5,070     |          |          |             |           |         |          |          | \$5,070   |         |     |           |          |     |     |          |             |          |           |          | \$5,070     |           |             |
| <a href="#">2931711</a>                                 | RV Park   | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace           | RV Park            | 30 | 15 | 15 | 300   | SF | \$32.50        | \$9,750     |          |          |             |           |         |          |          |           |         |     |           |          |     |     | \$9,750  |             |          |           |          | \$9,750     |           |             |
| <a href="#">2931715</a>                                 | RV Park   | Parking Lots, Aggregate/Stone, Surface Gravel, Replenish                            | RV Park            | 7  | 4  | 3  | 60000 | SF | \$1.82         | \$109,200   |          |          |             | \$109,200 |         |          |          | \$109,200 |         |     |           |          |     |     |          | \$109,200   |          |           |          | \$327,600   |           |             |
| <a href="#">2931713</a>                                 | RV Park   | Sidewalk, Asphalt, Overlay                                                          | RV Park            | 25 | 10 | 15 | 7000  | SF | \$1.95         | \$13,650    |          |          |             |           |         |          |          |           |         |     |           |          |     |     | \$13,650 |             |          |           |          | \$13,650    |           |             |
| <a href="#">2931704</a>                                 | RV Park   | Picnic Table, Metal Powder-Coated, Replace                                          | RV Park            | 20 | 10 | 10 | 1     | EA | \$1,105.00     | \$1,105     |          |          |             |           |         |          |          | \$1,105   |         |     |           |          |     |     |          |             |          |           |          | \$1,105     |           |             |
| <a href="#">2931727</a>                                 | RV Park   | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace | RV Park            | 20 | 10 | 10 | 3     | EA | \$5,460.00     | \$16,380    |          |          |             |           |         |          |          | \$16,380  |         |     |           |          |     |     |          |             |          |           |          | \$16,380    |           |             |
| Totals, Unescalated                                     |           |                                                                                     |                    |    |    |    |       |    |                |             | \$42,250 | \$41,535 | \$2,697,500 | \$109,200 | \$0     | \$24,408 | \$41,535 | \$1,560   | \$1,300 | \$0 | \$285,740 | \$42,835 | \$0 | \$0 | \$1,300  | \$1,053,553 | \$41,535 | \$110,500 | \$0      | \$0         | \$139,685 | \$4,634,435 |
| Totals, Escalated (3.0% inflation, compounded annually) |           |                                                                                     |                    |    |    |    |       |    |                |             | \$42,250 | \$42,781 | \$2,861,778 | \$119,326 | \$0     | \$28,295 | \$49,595 | \$1,919   | \$1,647 | \$0 | \$384,011 | \$59,294 | \$0 | \$0 | \$1,966  | \$1,641,400 | \$66,651 | \$182,640 | \$0      | \$0         | \$252,287 | \$5,735,839 |



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Clackamette Cove Trail and River Access Trail  
Main Street to Washington Street  
Oregon City, Oregon 97045

## PREPARED BY:

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

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## BV PROJECT #:

148392.21R000-022.017

## DATE OF REPORT:

July 15, 2021

## ON SITE DATE:

July 12, 2021



# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community Trail                                                                                                                                              |
| Main Address                      | Main Street to Washington Street, Oregon City, Oregon 97045                                                                                                  |
| Site Developed                    | 2004                                                                                                                                                         |
| Lot Size                          | 8.20 acres (estimated)                                                                                                                                       |
| Number of Substantial Buildings   | 0                                                                                                                                                            |
| Parking Spaces                    | 35 total spaces all in open lots; 0 of which are accessible.                                                                                                 |
| Date(s) of Visit                  | March 18, 2021                                                                                                                                               |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                         |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC                                                                                    |
| Assessment and Report Prepared By | Konnys Zavala                                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |

## Park Findings and Deficiencies

### Historical Summary

The Clackamette Cove Trail and River Access Trail was constructed in 2004. There are two ends of the trail, one is on Main Street and the other is on Washington Street.

### Site and Amenities

There is no ADA Parking in either parking lots. Main street Parking lot has significant ponding and potholes, it is recommended to be replaced as soon as possible. The trail is made of asphalt and concrete. There are some issues with the concrete and asphalt trail due to tree roots lifting the trail. The site has benches and picnic tables scattered throughout the 1.5 miles. There is a trash receptacle located at the entrance of Main Street. There is no adequate site lighting throughout the trail.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

### Systems Expenditure Forecast

| System Expenditure Forecast |                 |                        |                       |                       |                         |                    |
|-----------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System                      | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
| Roofing                     | -               | -                      | -                     | -                     | \$39,680                | \$39,680           |
| Plumbing                    | -               | -                      | -                     | \$18,971              | -                       | \$18,971           |
| Equipment & Furnishings     | -               | -                      | -                     | -                     | \$4,448                 | \$4,448            |
| Special Construction & Demo | -               | -                      | -                     | -                     | \$107,435               | \$107,435          |
| Site Development            | -               | \$22,655               | \$64,778              | \$107,935             | \$856,723               | \$1,052,091        |
| Site Pavement               | \$780           | \$163,130              | \$31,130              | \$261,933             | \$380,633               | \$837,606          |
| Accessibility               | \$12,350        | -                      | -                     | -                     | -                       | \$12,350           |
| <b>TOTALS</b>               | <b>\$13,200</b> | <b>\$185,800</b>       | <b>\$96,000</b>       | <b>\$388,900</b>      | <b>\$1,389,000</b>      | <b>\$2,072,900</b> |

## Immediate Needs

| Facility/Building                           | Total Items | Total Cost     |
|---------------------------------------------|-------------|----------------|
| Clackamette Cove Trail & River Access Trail | 1           | \$2,600        |
| <b>Total</b>                                | <b>1</b>    | <b>\$2,600</b> |

### Clackamette Cove Trail & River Access Trail

| ID                     | Location                                    | Location Description | UF Code | Description                                                         | Condition | Plan Type     | Cost           |
|------------------------|---------------------------------------------|----------------------|---------|---------------------------------------------------------------------|-----------|---------------|----------------|
| 2945566                | Clackamette Cove Trail & River Access Trail |                      | Y1010   | ADA Parking, Designated Stall, Pavement Markings & Signage, Install | NA        | Accessibility | \$2,600        |
| <b>Total (1 items)</b> |                                             |                      |         |                                                                     |           |               | <b>\$2,600</b> |

## Key Findings

|                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Include/Exclude<br>                         | <p><b>Sidewalk in Poor condition.</b></p> <p>Concrete, Large Areas (Uniformat Code: G2030)<br/> Clackamette Cove Trail &amp; River Access Trail Site<br/> Recommendation: <b>Replace</b> in 2023.</p> <p>Sidewalk is cracked.<br/> AssetCalc ID: 2931784</p>                                                                            | <p>Priority Score <b>85.7</b></p> <p>Plan Type:<br/>Performance/Integrity</p> <p>Cost Estimate: \$ 3,500</p> <p>\$\$\$</p>   |
| <input checked="" type="checkbox"/> Include/Exclude<br>                         | <p><b>Parking Lots in Poor condition.</b></p> <p>Pavement, Asphalt (Uniformat Code: G2020)<br/> Clackamette Cove Trail &amp; River Access Trail Main Street<br/> Recommendation: <b>Seal &amp; Stripe</b> in 2022.</p> <p>Seal and stripe is not visible. There is no ADA Parking for the trail.<br/> AssetCalc ID: 2931780</p>         | <p>Priority Score <b>84.8</b></p> <p>Plan Type:<br/>Performance/Integrity</p> <p>Cost Estimate: \$ 17,600</p> <p>\$\$\$</p>  |
| <input checked="" type="checkbox"/> Include/Exclude<br>                         | <p><b>Parking Lots in Poor condition.</b></p> <p>Pavement, Asphalt (Uniformat Code: G2020)<br/> Clackamette Cove Trail &amp; River Access Trail Main Street<br/> Recommendation: <b>Mill &amp; Overlay</b> in 2022.</p> <p>Significant cracking, pot holes, and ponding throughout the parking lot.<br/> AssetCalc ID: 2931781</p>      | <p>Priority Score <b>84.8</b></p> <p>Plan Type:<br/>Performance/Integrity</p> <p>Cost Estimate: \$ 136,500</p> <p>\$\$\$</p> |
| <input checked="" type="checkbox"/> Include/Exclude<br>                        | <p><b>Trail in Poor condition.</b></p> <p>Asphalt (Uniformat Code: G2050)<br/> Clackamette Cove Trail &amp; River Access Trail Site<br/> Recommendation: <b>Replace</b> in 2022.</p> <p>Cracking due to tree roots, recommended to replace.<br/> AssetCalc ID: 2931787</p>                                                              | <p>Priority Score <b>83.8</b></p> <p>Plan Type:<br/>Performance/Integrity</p> <p>Cost Estimate: \$ 100</p> <p>\$\$\$</p>     |
| <input checked="" type="checkbox"/> Include/Exclude<br><br>no image available | <p><b>ADA Parking</b></p> <p>Designated Stall, Pavement Markings &amp; Signage (Uniformat Code: Y1010)<br/> Clackamette Cove Trail &amp; River Access Trail<br/> Recommendation: <b>Install</b> in 2021.</p> <p>There is no ADA Parking stripe, stall, and signage at the trail, recommended to install.<br/> AssetCalc ID: 2945566</p> | <p>Priority Score <b>63.9</b></p> <p>Plan Type: Accessibility</p> <p>Cost Estimate: \$ 2,600</p> <p>\$\$\$</p>               |

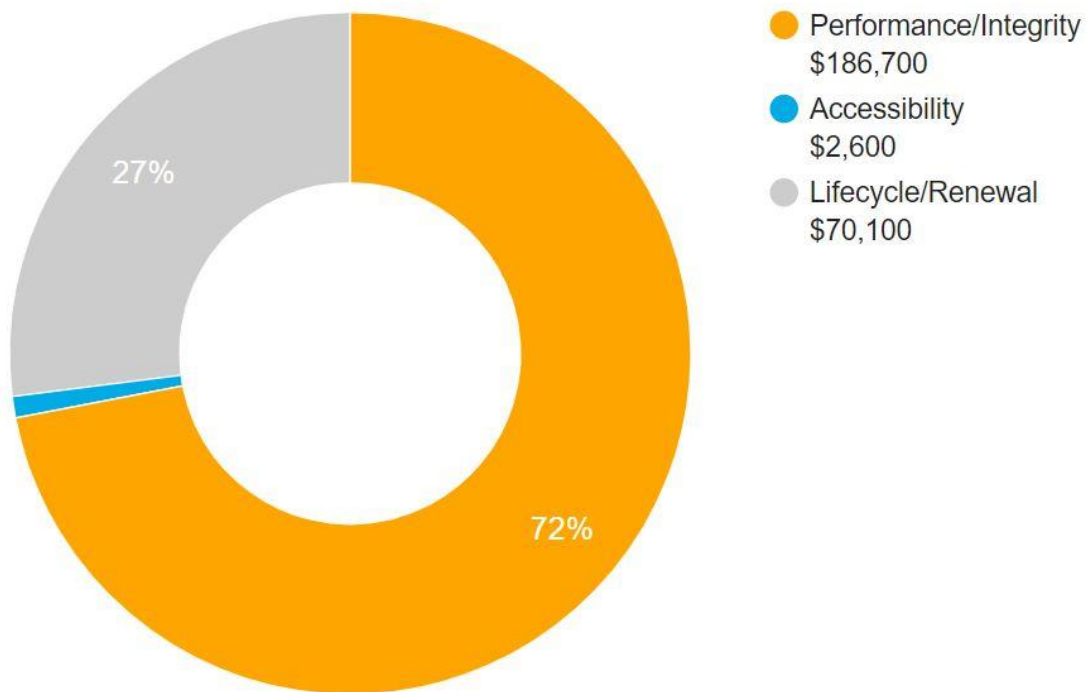
## Plan Types

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

## Plan Type Descriptions

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

## Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$259,400

2. General Park Summary



| General Site Information   |                                                                                                      |           |           |
|----------------------------|------------------------------------------------------------------------------------------------------|-----------|-----------|
| Asset                      | Description                                                                                          | Quantity  | Condition |
| Sidewalk                   | Concrete                                                                                             | 20,000 SF | Fair      |
| Sidewalk                   | Concrete                                                                                             | 300 SF    | Poor      |
| Trail                      | Asphalt                                                                                              | 30 SF     | Poor      |
| Trail                      | Asphalt                                                                                              | 45,000 SF | Fair      |
| Picnic Table               | Metal Powder Coated                                                                                  | 2 EA      | Fair      |
| Trash Receptacle           | Medium Duty                                                                                          | 1 EA      | Fair      |
| Bench                      | Metal Powder Coated                                                                                  | 3 EA      | Fair      |
| Landscaping and Topography | No significant landscaping features.<br>Irrigation present<br>Low to moderate site slopes throughout |           |           |
| On-Site Vehicular Paving   | Asphalt parking areas and drive lanes                                                                |           |           |



## General Site Information

|                                     |                                                                                                                                         |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pedestrian paving and Trails</b> | Concrete sidewalks, asphalt pathways                                                                                                    |
| <b>On-Site Amenities</b>            | Benches, trash receptacle, picnic tables                                                                                                |
| <b>Ancillary Buildings</b>          | N/A                                                                                                                                     |
| <b>Fields and Lots</b>              | N/A                                                                                                                                     |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings                                                                              |
| <b>Accessibility</b>                | Presently it does not appear an accessibility study is needed for the general site areas.                                               |
| <b>Key Issues and Findings</b>      | Main Street parking lot needs to be repaved. There is no ADA parking stall at either parking lot, or it is recommended to be installed. |

### 3. Property Space Use and Observed Areas

---

#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park was originally constructed in 2004. The park has not since been substantially renovated.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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



## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Clackamette Cove Trail and River Access Trail, Main Street to Washington Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Konnye Zavala,  
Project Manager

**Reviewed by:**



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Technical Report Reviewer for  
James A. Cave,  
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800.733.0660 x6554



1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



5

MAIN STREET PARKING LOT,  
PAVEMENT, ASPHALT

6

MAIN STREET PARKING LOT,  
PAVEMENT, ASPHALT





7

WASHINGTON STREET PARKING  
LOTS, PAVEMENT, ASPHALT

8

SIDEWALK, CONCRETE, LARGE  
AREA

9

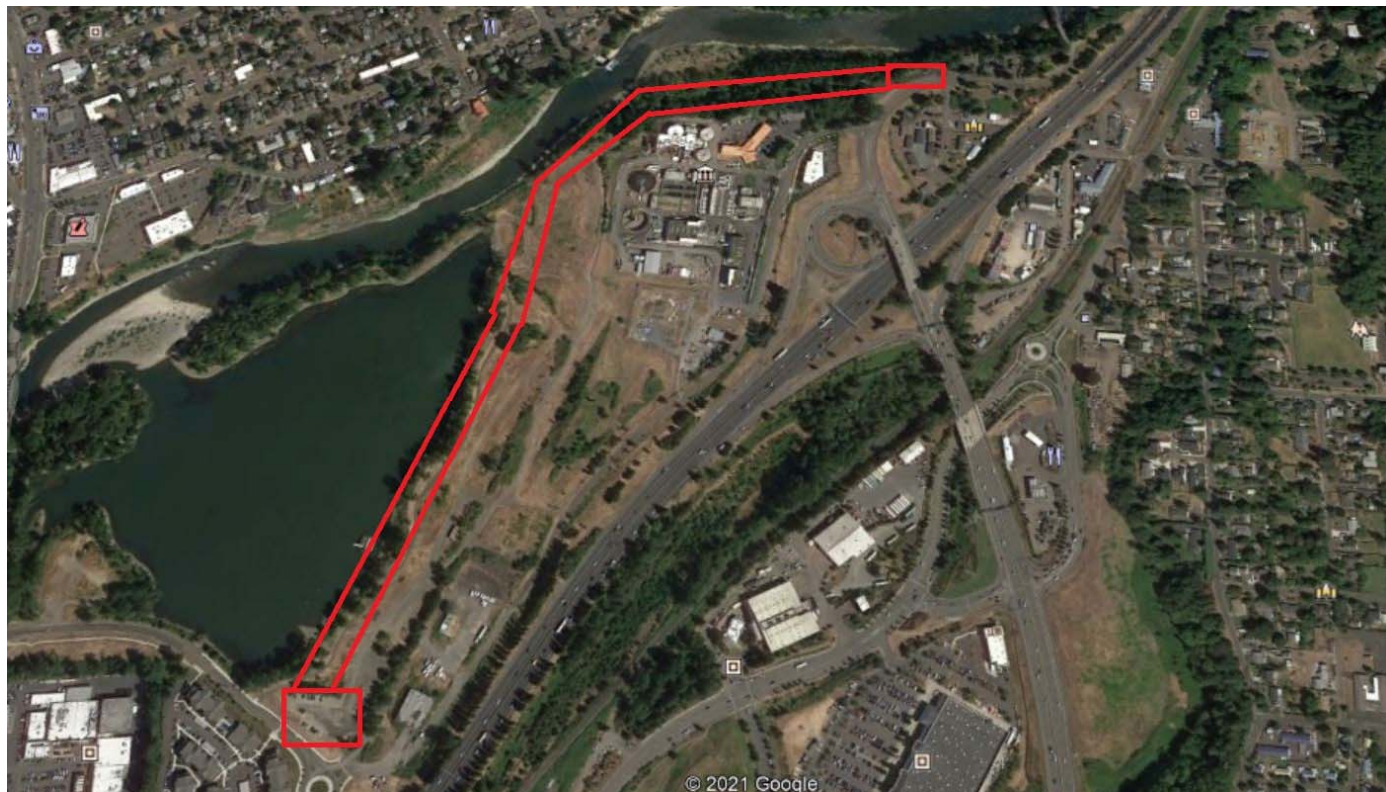
TRAIL SURFACE, ASPHALT



10

PARK BENCH





**BUREAU  
VERITAS**

**Project Number**

148392.21R000-022.017

**Source**

Google

**Project Name**

Clackamette Cove Trail and River  
Access Trail

The City of Oregon City

**On-Site Date**

March 18, 2021



# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Clackamette Cove Trail and River Access Trail

**Name of person completing form:** Jon Waverly

**Title / Association w/ property:** Facilities Maintenance Manager

**Length of time associated w/ property:** 17 years

**Date Completed:** 3/18/2021

**Phone Number:** 503.519.0377

**Method of Completion:** INTERVIEW - verbally completed during interview

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

| Data Overview |                                                                                                        | Response            |           |                   |
|---------------|--------------------------------------------------------------------------------------------------------|---------------------|-----------|-------------------|
| 1             | Year(s) constructed                                                                                    | Constructed<br>2004 | Renovated |                   |
| 2             | Building size in SF                                                                                    | SF                  |           |                   |
| 3             | Major Renovation/Rehabilitation                                                                        |                     | Year      | Additional Detail |
|               |                                                                                                        | Facade              |           |                   |
|               |                                                                                                        | Roof                |           |                   |
|               |                                                                                                        | Interiors           |           |                   |
|               |                                                                                                        | HVAC                |           |                   |
|               |                                                                                                        | Electrical          |           |                   |
|               |                                                                                                        | Site Pavement       |           |                   |
|               |                                                                                                        | Accessibility       |           |                   |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         |                     |           |                   |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? |                     |           |                   |
| 6             | Describe any on-going extremely problematic, historically chronic, or immediate facility needs.        |                     |           |                   |

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

Item 9b.

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

Konnye Zawala

Signature of Assessor

Signature of POC

## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Clackamette Cove Trail & River Access Trail

**BV Project Number:** 148392.21R000-022.017

### Facility History & Interview

|   | Question                                                                                               | Yes | No | NA | Comments |
|---|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1 | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | X  |    |          |
| 2 | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     | X  |    |          |
| 3 | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | X  |    |          |

### Clackamette Cove Trail & River Access Trail: Accessibility Issues

| Category                                | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues                                        | None* |
|-----------------------------------------|-----------------------------------------|--------------------------------------------|-----------------------------------------------------|-------|
| <b>Parking</b>                          |                                         |                                            | No ADA Parking Spaces                               |       |
| <b>Exterior Accessible Route</b>        |                                         |                                            | Mill and overlay recommend for trail in some areas. |       |
| <b>Building Entrances</b>               | NA                                      |                                            |                                                     |       |
| <b>Interior Accessible Route</b>        | NA                                      |                                            |                                                     |       |
| <b>Elevators</b>                        | NA                                      |                                            |                                                     |       |
| <b>Public Restrooms</b>                 | NA                                      |                                            |                                                     |       |
| <b>Kitchens/Kitchenettes</b>            | NA                                      |                                            |                                                     |       |
| <b>Playgrounds &amp; Swimming Pools</b> | NA                                      |                                            |                                                     |       |
| <b>Other</b>                            | NA                                      |                                            |                                                     |       |

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



## Clackamette Cove Trail & River Access Trail: Photographic Overview



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking



Accessible ramp or path



Curb cut or 2nd pathway



| UF L3 Code                               | Location          | Condition | Asset/Component/Repair                                              | Quantity  | RUL | ID      |
|------------------------------------------|-------------------|-----------|---------------------------------------------------------------------|-----------|-----|---------|
| Pedestrian Plazas & Walkways             |                   |           |                                                                     |           |     |         |
| G2020                                    | Main Street       | Poor      | Parking Lots, Pavement, Asphalt, Mill & Overlay                     | 30,000 SF | 1   | 2931781 |
| G2020                                    | Washington Street | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe                      | 5,000 SF  | 3   | 2931782 |
| G2020                                    | Washington Street | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                     | 5,000 SF  | 15  | 2931777 |
| G2020                                    | Main Street       | Poor      | Parking Lots, Pavement, Asphalt, Seal & Stripe                      | 30,000 SF | 1   | 2931780 |
| G2030                                    | Site              | Fair      | Sidewalk, Concrete, Large Areas                                     | 20,000 SF | 30  | 2931778 |
| G2030                                    | Site              | Poor      | Sidewalk, Concrete, Large Areas                                     | 300 SF    | 2   | 2931784 |
| Athletic, Recreational & Playfield Areas |                   |           |                                                                     |           |     |         |
| G2050                                    | Walking Trail     | Poor      | Trail, Asphalt                                                      | 100 SF    | 1   | 2931787 |
| G2050                                    | Site              | Fair      | Trail, Asphalt, Overlay                                             | 45,000 SF | 6   | 2931779 |
| Sitework                                 |                   |           |                                                                     |           |     |         |
| G2060                                    | Site              | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                      | 1         | 10  | 2931786 |
| G2060                                    | Site              | Fair      | Picnic Table, Metal Powder-Coated                                   | 2         | 10  | 2931776 |
| G2060                                    | Site              | Fair      | Park Bench, Metal Powder-Coated                                     | 3         | 10  | 2931785 |
| G2060                                    | Site              | Fair      | Signage, Property, Building or Pole-Mounted, Replace/Install        | 1         | 10  | 2931783 |
| Accessibility                            |                   |           |                                                                     |           |     |         |
| Y1010                                    |                   | NA        | ADA Parking, Designated Stall, Pavement Markings & Signage, Install | 2         | 0   | 2945566 |

Replacement Reserves Report

Clackamette Cove Trail & River Access Trail

Item 9b.

7/15/2021

| Location                                    | 2021    | 2022      | 2023    | 2024    | 2025 | 2026 | 2027     | 2028 | 2029    | 2030 | 2031     | 2032     | 2033 | 2034    | 2035 | 2036     | 2037     | 2038 | 2039    | 2040 | 2041 | Total Escalated Estimate |
|---------------------------------------------|---------|-----------|---------|---------|------|------|----------|------|---------|------|----------|----------|------|---------|------|----------|----------|------|---------|------|------|--------------------------|
| Clackamette Cove Trail & River Access Trail | \$2,600 | \$162,019 | \$3,724 | \$3,196 | \$0  | \$0  | \$73,345 | \$0  | \$3,705 | \$0  | \$10,745 | \$24,293 | \$0  | \$4,295 | \$0  | \$35,444 | \$98,569 | \$0  | \$4,980 | \$0  | \$0  | \$426,915                |
| Grand Total                                 | \$2,600 | \$162,019 | \$3,724 | \$3,196 | \$0  | \$0  | \$73,345 | \$0  | \$3,705 | \$0  | \$10,745 | \$24,293 | \$0  | \$4,295 | \$0  | \$35,444 | \$98,569 | \$0  | \$4,980 | \$0  | \$0  | \$426,915                |

| Uniformat Code                                          | ID      | Cost Description                                                    | Lifespan (EUL) | E | Age | RUL | Quantity | Unit | Unit Cost  | *Subtotal | 2021    | 2022      | 2023    | 2024    | 2025 | 2026 | 2027     | 2028 | 2029    | 2030 | 2031     | 2032     | 2033    | 2034    | 2035 | 2036     | 2037     | 2038     | 2039    | 2040 | 2041 | Deficiency Repair Estimate |          |           |     |           |
|---------------------------------------------------------|---------|---------------------------------------------------------------------|----------------|---|-----|-----|----------|------|------------|-----------|---------|-----------|---------|---------|------|------|----------|------|---------|------|----------|----------|---------|---------|------|----------|----------|----------|---------|------|------|----------------------------|----------|-----------|-----|-----------|
| G2020                                                   | 2931781 | Parking Lots, Pavement, Asphalt, Mill & Overlay                     | 25             |   | 24  | 1   | 30000    | SF   | \$4.55     | \$136,500 |         | \$136,500 |         |         |      |      |          |      |         |      |          |          |         |         |      |          |          |          |         |      |      | \$136,500                  |          |           |     |           |
| G2020                                                   | 2931780 | Parking Lots, Pavement, Asphalt, Seal & Stripe                      | 5              |   | 4   | 1   | 30000    | SF   | \$0.59     | \$17,550  |         | \$17,550  |         |         |      |      | \$17,550 |      |         |      |          | \$17,550 |         |         |      |          | \$17,550 |          |         |      |      | \$70,200                   |          |           |     |           |
| G2020                                                   | 2931782 | Parking Lots, Pavement, Asphalt, Seal & Stripe                      | 5              |   | 2   | 3   | 5000     | SF   | \$0.59     | \$2,925   |         |           |         | \$2,925 |      |      |          |      | \$2,925 |      |          |          | \$2,925 |         |      |          |          |          | \$2,925 |      |      | \$11,700                   |          |           |     |           |
| G2020                                                   | 2931777 | Parking Lots, Pavement, Asphalt, Mill & Overlay                     | 25             |   | 10  | 15  | 5000     | SF   | \$4.55     | \$22,750  |         |           |         |         |      |      |          |      |         |      |          |          |         |         |      | \$22,750 |          |          |         |      |      | \$22,750                   |          |           |     |           |
| G2030                                                   | 2931784 | Sidewalk, Concrete, Large Areas, Replace                            | 50             |   | 48  | 2   | 300      | SF   | \$11.70    | \$3,510   |         |           |         | \$3,510 |      |      |          |      |         |      |          |          |         |         |      |          |          |          |         |      |      | \$3,510                    |          |           |     |           |
| G2050                                                   | 2931787 | Trail, Asphalt, Replace                                             | 20             |   | 19  | 1   | 100      | SF   | \$32.50    | \$3,250   |         | \$3,250   |         |         |      |      |          |      |         |      |          |          |         |         |      |          |          |          |         |      |      | \$3,250                    |          |           |     |           |
| G2050                                                   | 2931779 | Trail, Asphalt, Overlay                                             | 10             |   | 4   | 6   | 45000    | SF   | \$0.98     | \$43,875  |         |           |         |         |      |      | \$43,875 |      |         |      |          |          |         |         |      |          |          | \$43,875 |         |      |      |                            | \$87,750 |           |     |           |
| G2060                                                   | 2931786 | Trash Receptacle, Medium-Duty Metal or Precast, Replace             | 20             |   | 10  | 10  | 1        | EA   | \$1,105.00 | \$1,105   |         |           |         |         |      |      |          |      |         |      | \$1,105  |          |         |         |      |          |          |          |         |      |      | \$1,105                    |          |           |     |           |
| G2060                                                   | 2931776 | Picnic Table, Metal Powder-Coated, Replace                          | 20             |   | 10  | 10  | 2        | EA   | \$1,105.00 | \$2,210   |         |           |         |         |      |      |          |      |         |      |          | \$2,210  |         |         |      |          |          |          |         |      |      | \$2,210                    |          |           |     |           |
| G2060                                                   | 2931785 | Park Bench, Metal Powder-Coated, Replace                            | 20             |   | 10  | 10  | 3        | EA   | \$910.00   | \$2,730   |         |           |         |         |      |      |          |      |         |      |          | \$2,730  |         |         |      |          |          |          |         |      |      | \$2,730                    |          |           |     |           |
| G2060                                                   | 2931783 | Signage, Property, Building or Pole-Mounted, Replace/Install        | 20             |   | 10  | 10  | 1        | EA   | \$1,950.00 | \$1,950   |         |           |         |         |      |      |          |      |         |      |          | \$1,950  |         |         |      |          |          |          |         |      |      | \$1,950                    |          |           |     |           |
| Y1010                                                   | 2945566 | ADA Parking, Designated Stall, Pavement Markings & Signage, Install | 0              |   | 0   | 0   | 2        | EA   | \$1,300.00 | \$2,600   | \$2,600 |           |         |         |      |      |          |      |         |      |          |          |         |         |      |          |          |          |         |      |      | \$2,600                    |          |           |     |           |
| Totals, Unescalated                                     |         |                                                                     |                |   |     |     |          |      |            |           | \$2,600 | \$157,300 | \$3,510 | \$2,925 | \$0  | \$0  | \$61,425 | \$0  | \$2,925 | \$0  | \$7,995  | \$17,550 | \$0     | \$2,925 | \$0  | \$22,750 | \$61,425 | \$0      | \$2,925 | \$0  | \$0  | \$0                        | \$0      | \$346,255 |     |           |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                     |                |   |     |     |          |      |            |           | \$2,600 | \$162,019 | \$3,724 | \$3,196 | \$0  | \$0  | \$73,345 | \$0  | \$3,705 | \$0  | \$10,745 | \$24,293 | \$0     | \$4,295 | \$0  | \$35,444 | \$98,569 | \$0      | \$4,980 | \$0  | \$0  | \$0                        | \$0      | \$0       | \$0 | \$426,915 |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



**DC Latourette Park**  
902 11<sup>th</sup> Street  
Oregon City, Oregon 97045

## PREPARED BY:

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

148392.21R000-023.017

## DATE OF REPORT:

July 15, 2021

## ON SITE DATE:

March 19, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community park                                                                                                                                              |
| Main Address                      | 902 11 <sup>th</sup> Street, Oregon City, Oregon 97045                                                                                                      |
| Site Developed                    | 1936<br>Renovated 1969 filled in the pool and property was turned into a tennis court; 2020 became a park and it is currently under construction            |
| Lot Size                          | 0.8 acres (estimated)                                                                                                                                       |
| Number of Substantial Buildings   | None                                                                                                                                                        |
| Parking Spaces                    | Parking is located on the main street                                                                                                                       |
| Date(s) of Visit                  | March 19, 2021                                                                                                                                              |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                        |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC                                                                                   |
| Assessment and Report Prepared By | Konnye Zavala                                                                                                                                               |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                    |

## Park Findings and Deficiencies

### Historical Summary

The property was originally constructed in 1936. In 1996 the pool was filled in and was used as a tennis court. In 2020 they reconstructed the tennis courts to make it into a community park, it is currently under construction. There is no restroom building for the property.

### Site and Amenities

There is a large play structure with wood chips and a decomposed granite trail surface leading up to the play structure. There is a basketball court. The park is lightly furnished with benches throughout the site. There is chain link fencing surrounding the property during construction. There is a signage for the park, that has been installed along with a kiosk.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

### Systems Expenditure Forecast

| System Expenditure Forecast |           |                        |                       |                       |                         |                  |
|-----------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                      | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Structure                   | -         | -                      | -                     | -                     | -                       | -                |
| Site Pavement               | -         | -                      | -                     | -                     | \$21,131                | \$21,131         |
| Site Development            | -         | -                      | \$2,841               | \$47,639              | \$158,072               | \$208,552        |
| <b>TOTALS</b>               | <b>-</b>  | <b>-</b>               | <b>\$2,900</b>        | <b>\$47,700</b>       | <b>\$179,300</b>        | <b>\$229,900</b> |

### Immediate Needs

Not applicable, no immediate needs identified.



## Key Findings

Not applicable, no key findings identified.

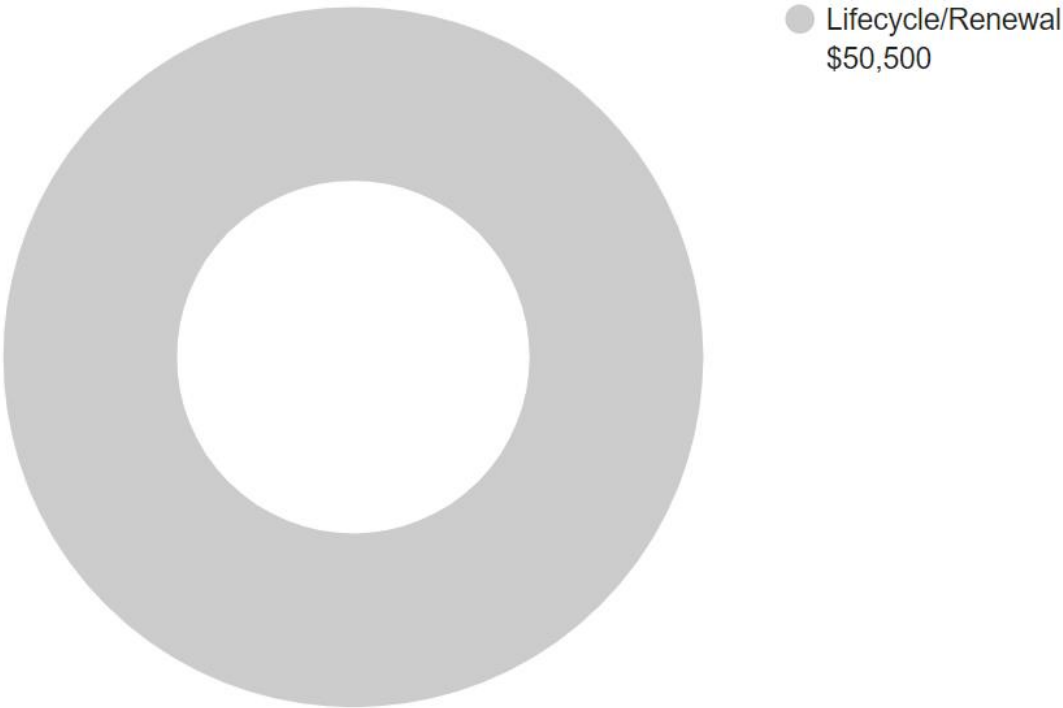
## Plan Types

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

### Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$50,500

## 2. General Park Summary



| General Site Information |                       |                 |                  |
|--------------------------|-----------------------|-----------------|------------------|
| <i>Asset</i>             | <i>Description</i>    | <i>Quantity</i> | <i>Condition</i> |
| <b>Sidewalk</b>          | Concrete              | 100 SF          | Excellent        |
| <b>Athletic Surface</b>  | Basketball Court      | 7,500 SF        | Excellent        |
| <b>Sidewalk</b>          | Asphalt               | 1,000 SF        | Excellent        |
| <b>Play Surface</b>      | Chips, Wood           | 1,000 SF        | Excellent        |
| <b>Stairs</b>            | Concrete              | 100 SF          | Fair             |
| <b>Park Bench</b>        | Wood                  | 5 EA            | Excellent        |
| <b>Sports Apparatus</b>  | Basketball Backboards | 2 EA            | Excellent        |
| <b>Fences</b>            | Chain Link            | 800 LF          | Fair             |
| <b>Play Structure</b>    | Medium                | 1 EA            | Excellent        |
| <b>Playfield Surface</b> | Wood Chip             | 1,000 SF        | Excellent        |

| General Site Information            |                                                                                                                  |          |      |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------|----------|------|
| <b>Sidewalk</b>                     | Concrete                                                                                                         | 1,000 SF | Fair |
| <b>Park Bench</b>                   | Wood                                                                                                             | 1 EA     | Fair |
| <b>Landscaping and Topography</b>   | No significant landscaping features.<br>No water or Irrigation present<br>Low to moderate site slopes throughout |          |      |
| <b>On-Site Vehicular Paving</b>     | N/A                                                                                                              |          |      |
| <b>Pedestrian paving and Trails</b> | Concrete sidewalks                                                                                               |          |      |
| <b>On-Site Amenities</b>            | Chain link fencing                                                                                               |          |      |
| <b>Ancillary Buildings</b>          | N/A                                                                                                              |          |      |
| <b>Fields and Lots</b>              | Baseball courts, play surfaces, play structure                                                                   |          |      |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings                                                       |          |      |
| <b>Accessibility</b>                | Presently it does not appear an accessibility study is needed for the general site areas.                        |          |      |
| <b>Key Issues and Findings</b>      | No key issues were found.                                                                                        |          |      |

### 3. Property Space Use and Observed Areas

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#### Areas Observed

The park was closed for construction during the on-site and all areas were observed from immediately outside of the park boundaries in order to gain a clear understanding of the condition of the park and amenities

#### Key Spaces Not Observed

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

- The park within the park boundaries.



## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park was originally constructed in 1936 and substantially renovated in 1969 by filling in the pool and being converted into a tennis court, 2020 the site was renovated again into a park which is currently under construction.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.



## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of DC Latourette, 902 11th Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Konnye Zavala,  
Project Manager

**Reviewed by:**



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Tammy Prusa,  
Technical Report Reviewer for  
James A. Cave,  
Program Manager  
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1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



5

STAIRS, CONCRETE



6

SIDEWALK, CONCRETE





7

SIDEWALK, CONCRETE



8

ATHLETIC SURFACES AND  
COURTS, BASKETBALL

9

SPORTS APPARATUS,  
BASKETBALL

10

PLAY STRUCTURE,  
MULTIPURPOSE

11

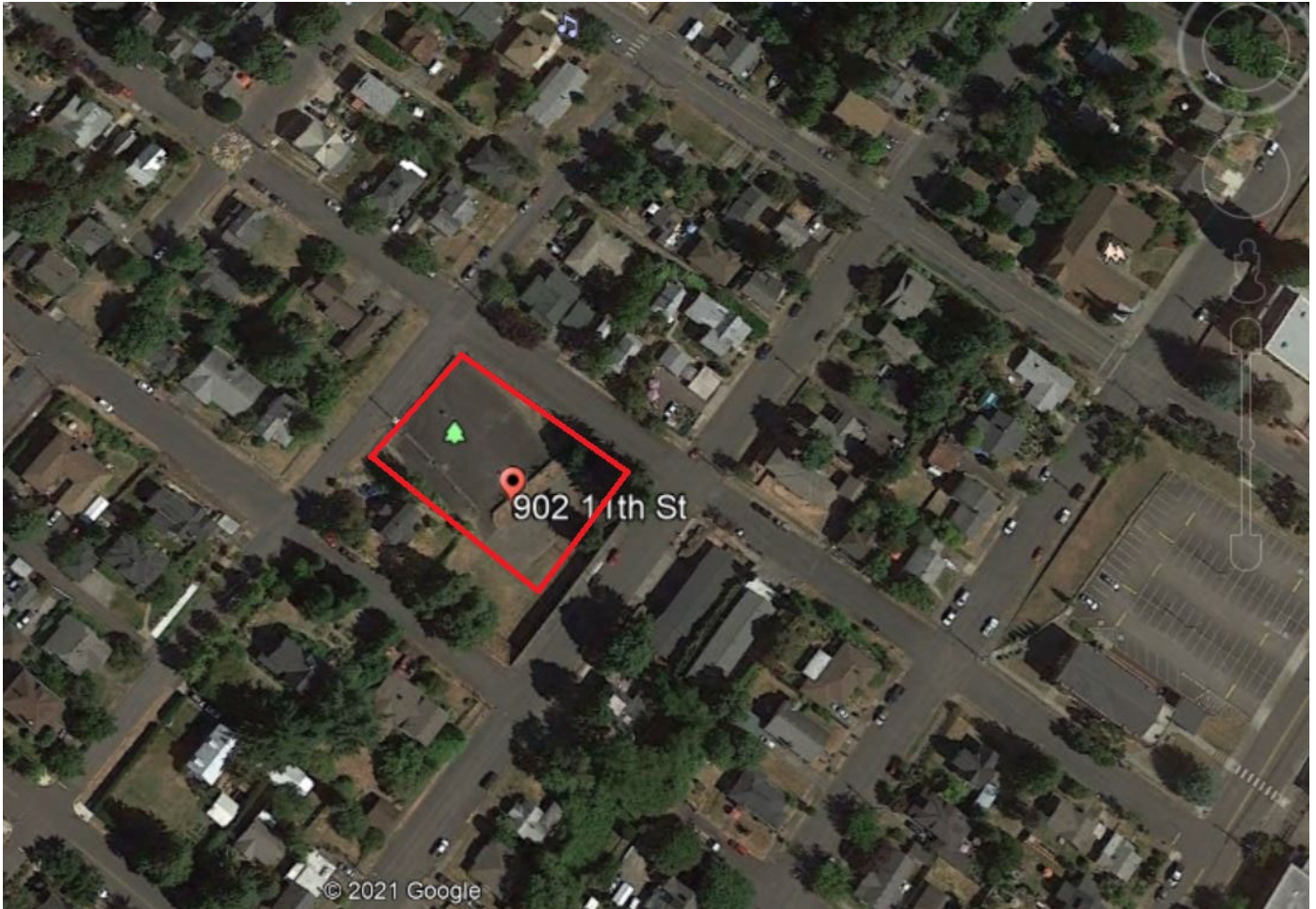
PARK BENCH, WOOD



12

PARK OVERVIEW

## Site Plan



| <br><b>BUREAU</b><br><b>VERITAS</b> | Project Number        | Project Name       |  |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|---------------------------------------------------------------------------------------|
|                                                                                                                        | 148392.21R000-023.017 | DC Latourette Park |                                                                                       |
|                                                                                                                        | Source                | On-Site Date       |                                                                                       |
|                                                                                                                        | Google                | March 19, 2021     |                                                                                       |



# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** DC Latourette Park

**Name of person completing form:** Jon Waverly

**Title / Association w/ property:** Facilities Maintenance Manager

**Length of time associated w/ property:** 85 years

**Date Completed:** 3/19/2021

**Phone Number:** 503.519.0377

**Method of Completion:** INTERVIEW - verbally completed during interview

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

| Data Overview |                                                                                                        | Response            |                   |                                                                                                                                         |
|---------------|--------------------------------------------------------------------------------------------------------|---------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 1             | Year(s) constructed                                                                                    | Constructed<br>1936 | Renovated<br>2020 | Swimming pool was filled in 1969 and became a tennis court. Then was renovated in 2020 into a park and is currently under construction. |
| 2             | Building size in SF                                                                                    | SF                  |                   |                                                                                                                                         |
| 3             | Major Renovation/Rehabilitation                                                                        |                     | Year              | Additional Detail                                                                                                                       |
|               |                                                                                                        | Facade              |                   |                                                                                                                                         |
|               |                                                                                                        | Roof                |                   |                                                                                                                                         |
|               |                                                                                                        | Interiors           |                   |                                                                                                                                         |
|               |                                                                                                        | HVAC                |                   |                                                                                                                                         |
|               |                                                                                                        | Electrical          |                   |                                                                                                                                         |
|               |                                                                                                        | Site Pavement       | 2020              |                                                                                                                                         |
|               |                                                                                                        | Accessibility       |                   |                                                                                                                                         |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         |                     |                   |                                                                                                                                         |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? |                     |                   |                                                                                                                                         |
| 6             | Describe any on-going extremely problematic, historically chronic, or immediate facility needs.        |                     |                   |                                                                                                                                         |



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

Item 9b.

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

Konnye Jawala

Signature of Assessor

Signature of POC

**PRE-SURVEY QUESTIONNAIRE**

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

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

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

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

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

| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

| UF L3 Code                               | Location | Condition | Asset/Component/Repair                                                           | Quantity | RUL | ID      |
|------------------------------------------|----------|-----------|----------------------------------------------------------------------------------|----------|-----|---------|
| Structure                                |          |           |                                                                                  |          |     |         |
| B1080                                    | Site     | Fair      | Stairs, Concrete, Exterior                                                       | 100 SF   | 30  | 2946761 |
| Pedestrian Plazas & Walkways             |          |           |                                                                                  |          |     |         |
| G2030                                    | Site     | Excellent | Sidewalk, Concrete, Large Areas                                                  | 100 SF   | 49  | 2946767 |
| G2030                                    | Site     | Excellent | Sidewalk, Asphalt, Overlay                                                       | 1,000 SF | 24  | 2946766 |
| G2030                                    | Site     | Fair      | Sidewalk, Concrete, Large Areas                                                  | 1,000 SF | 20  | 2946758 |
| Athletic, Recreational & Playfield Areas |          |           |                                                                                  |          |     |         |
| G2050                                    | Site     | Excellent | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 7,500 SF | 24  | 2946760 |
| G2050                                    | Site     | Excellent | Playfield Surfaces, Chips Wood, 6" Depth                                         | 1,000 SF | 3   | 2946765 |
| G2050                                    | Site     | Excellent | Sports Apparatus, Basketball, Backboard/Rim/Pole                                 | 2        | 24  | 2946763 |
| G2050                                    | Site     | Excellent | Play Structure, Multipurpose, Large                                              | 1        | 19  | 2946768 |
| G2050                                    | Site     | Excellent | Playfield Surfaces, Rubber, Small Areas                                          | 1,000 SF | 19  | 2946762 |
| Sitework                                 |          |           |                                                                                  |          |     |         |
| G2060                                    | Site     | Good      | Signage, Property, Building or Pole-Mounted, Replace/Install                     | 2        | 10  | 2946759 |
| G2060                                    | Site     | Excellent | Park Bench, Wood/Composite/Fiberglass                                            | 5        | 19  | 2946756 |
| G2060                                    | Site     | Fair      | Fences & Gates, Fence, Chain Link 6'                                             | 800 LF   | 10  | 2946757 |
| G2060                                    | Site     | Fair      | Park Bench, Wood/Composite/Fiberglass                                            | 1        | 10  | 2946764 |



|                                                                                                                                                                                |         |                                                              |      |         |                |      |         |      |          |         |                      |          |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         |          |           |          |                            |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------|------|---------|----------------|------|---------|------|----------|---------|----------------------|----------|---------|------|------|---------|------|------|---------|-----------|----------|--------------------------|----------|------|---------|------|------|---------|------|---------|----------|-----------|----------|----------------------------|-----------|
| Replacement Reserves Report                                                                                                                                                    |         |                                                              |      |         |                |      |         |      |          |         |                      |          |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         |          |           |          |                            |           |
| DC Latourette Park                                                                                                                                                             |         |                                                              |      |         |                |      |         |      |          |         |                      |          |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         |          |           |          |                            |           |
| 7/15/2021                                                                                                                                                                      |         |                                                              |      |         |                |      |         |      |          |         |                      |          |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         |          |           |          |                            |           |
|                                                                                                                                                                                |         |                                                              |      |         |                |      |         |      |          |         |                      |          |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         |          |           |          |                            |           |
| Location                                                                                                                                                                       | 2021    | 2022                                                         | 2023 | 2024    | 2025           | 2026 | 2027    | 2028 | 2029     | 2030    | 2031                 | 2032     | 2033    | 2034 | 2035 | 2036    | 2037 | 2038 | 2039    | 2040      | 2041     | Total Escalated Estimate |          |      |         |      |      |         |      |         |          |           |          |                            |           |
| DC Latourette Park                                                                                                                                                             | \$0     | \$0                                                          | \$0  | \$2,841 | \$0            | \$0  | \$3,105 | \$0  | \$0      | \$3,392 | \$41,144             | \$0      | \$3,707 | \$0  | \$0  | \$4,051 | \$0  | \$0  | \$4,426 | \$145,892 | \$21,132 | \$229,689                |          |      |         |      |      |         |      |         |          |           |          |                            |           |
| Grand Total                                                                                                                                                                    | \$0     | \$0                                                          | \$0  | \$2,841 | \$0            | \$0  | \$3,105 | \$0  | \$0      | \$3,392 | \$41,144             | \$0      | \$3,707 | \$0  | \$0  | \$4,051 | \$0  | \$0  | \$4,426 | \$145,892 | \$21,132 | \$229,689                |          |      |         |      |      |         |      |         |          |           |          |                            |           |
|                                                                                                                                                                                |         |                                                              |      |         |                |      |         |      |          |         |                      |          |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         |          |           |          |                            |           |
| Uniformat Code                                                                                                                                                                 | ID      | Cost Description                                             |      |         | Lifespan (EUL) | E    | A       | RUL  | Quantity | Unit    | Unit Cost * Subtotal |          | 2021    | 2022 | 2023 | 2024    | 2025 | 2026 | 2027    | 2028      | 2029     | 2030                     | 2031     | 2032 | 2033    | 2034 | 2035 | 2036    | 2037 | 2038    | 2039     | 2040      | 2041     | Deficiency Repair Estimate |           |
| G2030                                                                                                                                                                          | 2946758 | Sidewalk, Concrete, Large Areas, Replace                     |      |         | 50             | 30   | 20      |      | 1000     | SF      | \$11.70              | \$11,700 |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         |          | \$11,700  | \$11,700 |                            |           |
| G2050                                                                                                                                                                          | 2946765 | Playfield Surfaces, Chips Wood, 6" Depth, Replace            |      |         | 3              | 0    | 3       |      | 1000     | SF      | \$2.60               | \$2,600  |         |      |      | \$2,600 |      |      | \$2,600 |           |          | \$2,600                  |          |      | \$2,600 |      |      |         |      | \$2,600 |          |           | \$15,600 |                            |           |
| G2050                                                                                                                                                                          | 2946768 | Play Structure, Multipurpose, Large, Replace                 |      |         | 20             | 1    | 19      |      | 1        | EA      | \$45,500.00          | \$45,500 |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         | \$45,500 |           | \$45,500 |                            |           |
| G2050                                                                                                                                                                          | 2946762 | Playfield Surfaces, Rubber, Small Areas, Replace             |      |         | 20             | 1    | 19      |      | 1000     | SF      | \$33.80              | \$33,800 |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         | \$33,800 |           | \$33,800 |                            |           |
| G2060                                                                                                                                                                          | 2946757 | Fences & Gates, Fence, Chain Link 6', Replace                |      |         | 40             | 30   | 10      |      | 800      | LF      | \$27.30              | \$21,840 |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         |          |           | \$21,840 |                            |           |
| G2060                                                                                                                                                                          | 2946764 | Park Bench, Wood/Composite/Fiberglass, Replace               |      |         | 20             | 10   | 10      |      | 1        | EA      | \$975.00             | \$975    |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         |          |           | \$975    |                            |           |
| G2060                                                                                                                                                                          | 2946756 | Park Bench, Wood/Composite/Fiberglass, Replace               |      |         | 20             | 1    | 19      |      | 5        | EA      | \$780.00             | \$3,900  |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         | \$3,900  |           | \$3,900  |                            |           |
| G2060                                                                                                                                                                          | 2946759 | Signage, Property, Building or Pole-Mounted, Replace/Install |      |         | 20             | 10   | 10      |      | 2        | EA      | \$3,900.00           | \$7,800  |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         |          |           | \$7,800  |                            |           |
| Totals, Unescalated                                                                                                                                                            |         |                                                              |      |         |                |      |         |      |          |         |                      |          | \$0     | \$0  | \$0  | \$2,600 | \$0  | \$0  | \$2,600 | \$0       | \$0      | \$2,600                  | \$30,615 | \$0  | \$2,600 | \$0  | \$0  | \$2,600 | \$0  | \$0     | \$2,600  | \$83,200  | \$11,700 |                            | \$141,115 |
| Totals, Escalated (3.0% inflation, compounded annually)                                                                                                                        |         |                                                              |      |         |                |      |         |      |          |         |                      |          | \$0     | \$0  | \$0  | \$2,841 | \$0  | \$0  | \$3,105 | \$0       | \$0      | \$3,392                  | \$41,144 | \$0  | \$3,707 | \$0  | \$0  | \$4,051 | \$0  | \$0     | \$4,426  | \$145,892 | \$21,132 |                            | \$229,689 |
| * Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost. |         |                                                              |      |         |                |      |         |      |          |         |                      |          |         |      |      |         |      |      |         |           |          |                          |          |      |         |      |      |         |      |         |          |           |          |                            |           |

Item 9b.


**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



End of the Oregon Trail Interpretive Center  
1726 Washington Street  
Oregon City, Oregon 97045

## PREPARED BY:

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## BV PROJECT #:

148392.21R000-007.017

## DATE OF REPORT:

July 15, 2021

## ON SITE DATE:

March 9, 2021

# 1. Executive Summary

## Campus Overview and Assessment Details

| General Information               |                                                                                                                                       |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Learning/activity center                                                                                                              |
| Number of Buildings               | Four                                                                                                                                  |
| Main Address                      | 1726 Washington Street, Oregon City, Oregon 97045                                                                                     |
| Site Developed                    | 1994                                                                                                                                  |
| Current Occupants                 | City of Oregon City                                                                                                                   |
| Date(s) of Visit                  | March 9, 2021                                                                                                                         |
| Management Point of Contact       | Oregon City, Denise Conrad, Asst. Parks & Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orc.org">dconrad@orc.org</a> |
| On-site Point of Contact (POC)    | Anne Crandall                                                                                                                         |
| Assessment and Report Prepared By | Jonathan Levine                                                                                                                       |
| Reviewed By                       | James Bryant<br>Program Manager<br><a href="mailto:Jamie.Bryant@bvna.com">Jamie.Bryant@bvna.com</a><br>800.733.0660 x6233             |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>              |

## Campus Findings and Deficiencies

### Historical Summary

The End of the Oregon Trail Interpretive Center was constructed in 1994. It consists of four buildings and site amenities/features. The Main Building (Wagons 1-3) consists of learning and activity rooms and a theater. The Visitor's Center consists of a welcome center and gift shop. Henderson Farm consists of a two-story building with a learning/activity center downstairs and offices upstairs (and a section of the downstairs). The restroom building consists of restrooms and staff areas.

### Architectural

The Interpretive Center (Wagons 1-3) consists of a wood framed structure with wood and steel framed roofs. The façade consists of painted wood siding with wood windows. There are areas of damaged wood siding due to bird penetrations as well as rotting joints. In addition, the POC reports that there is significant uncontrolled water intrusion into the exterior walls resulting in siding and sheathing damage within the wall systems appearing to necessitate re-siding and re-flashing. Exterior doors consist of glazed wood entry doors and metal service doors. The roofs on wagon 2 and the connecting hallways were replaced in 2020 and consist of a flat construction with a TPO/PVC membrane. The roofs on wagons 1 and 3 remain original and are of a flat construction. The exact type and condition of the roof was indeterminable as the roofs were inaccessible. Roof drainage consists of scuppers and gutters and downspouts.

The Visitor's Center consists of a wood and steel framed structure. The façade consists of exposed wood with wood windows. Exterior doors consist of glazed and solid wood doors. The roof consists of a hip construction with asphalt shingles and a metal finish, as well as a section of flat TPO/PVC roofing. Roof drainage consists of gutters and downspouts.

Henderson Farm consists of a wood and concrete framed structure. Large cracks were observed in the downstairs office walls and site personnel mentioned they have propagated and enlarged. The timber retaining wall below the building is also starting to bulge. The façade consists of exposed wood with wood windows. Exterior doors consist of wood and metal doors. The roof was replaced in 2021 and consists of a gable construction with asphalt shingles. Roof drainage consists of gutters and downspouts. The upstairs office space is experiencing an animal infestation. Birds and insects are getting into the space. The POC and site staff believes this is in part due to the buildings open vents and soft ceiling on the second floor. The POC mentioned some of the vents have been either replaced with metal or covered with wire mesh but some remain open. Budgetary costs to install bird deterrent on the remaining open vents and install a hard structure ceiling are included. It is also recommended the building be treated with insect treatment to help with the infestation. The cost of treatment is not included due to many possible variables.

The restroom building consists of a wood framed structure. The façade consists of exposed wood. The building has no windows. A portion of the exterior wood along the bottom of the northwest side is rotting. Exterior doors consist of metal doors. The roof was replaced in 2021 and consists of a gable construction with asphalt shingles. Roof drainage consists of gutters and downspouts.

Typical lifecycle-based interior and exterior finish replacements across all of the buildings are budgeted and anticipated.

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

The Main Building (Wagons 1-3) is heated and cooled by three packaged units, two located in the rear of the building and one on the roof of Wagon 1. One unit remains original with the other two having been replaced one in 2019 and one in 2020. Supplemental cooling is provided to the two projection rooms each by a split system consisting of a condensing unit paired with fan coil unit. The Visitor's Center is heated and cooled by a rooftop packaged unit replaced in 2016. Heating is provided to Henderson Farm by wall mounted/baseboard heaters. No heating or cooling is provided to the restroom building.

The plumbing systems are adequate for the facilities and no major piping issues were found. No plumbing is provided to Henderson Farm. Domestic hot water is provided to the Main Building by an electric water heater located in the laundry room, the Visitor's Center by an electric water heater located above the restroom in the building, and the restroom building by an electric water heater located in the water heater closet. There was no evidence suggesting any problems with the general plumbing and sewage systems.

The Main Building is served by a main switchboard, original to the building's construction, located in the electrical room. The Visitor's Center, Henderson Farm, and restroom building are each served by a main distribution panel of varying ages. Interior lighting varies by building primarily consisting of LED and fluorescent fixtures. The Main Building has an emergency uninterrupted power supply. Electrical service equipment and systems are anticipated for lifecycle replacement.

Only the Main Building (Wagons 1-3) is protected by a fire alarm system. It is recommended alarm systems be installed in the other buildings for safety systems modernization. Additionally, only the Main Building (Wagons 1-3) and the restroom building are protected by sprinkler suppression systems. It is recommended the other buildings be retrofit with sprinklers for safety systems modernization.

## Site

The site consists of the four buildings, an asphalt parking lot, asphalt and concrete walkways, an outdoor stage and picnic area, and a grass lawn. An irrigation system serves the landscaping features. There are areas of the parking lot with severe alligator cracking. There are also areas of cracked and spalled asphalt in the asphalt walkways. There is a small area of rotting wood decking near Henderson Farm. There are trees growing onto the Henderson Farm roof. The POC and site personnel believe this as a possible entry point to the building for the insect infestation. The trees should be trimmed as to both preserve the building's structure as well as help mitigate and prevent further infestation. The previous awnings covering the Main Building's wagons were damaged and removed. A budgetary cost to replace/install new awnings is included. Site lighting consists of LED pole lights, building mounted fixtures, and walkway bollard lights.

## Recommended Additional Studies

There are significant cracks in the Henderson Farm walls and the retaining wall below the building is bulging. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the walls and retaining wall is also included.



## Facility Condition Index (FCI)

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

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

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

| FCI Analysis   End of the Oregon Trail Interpretive Center (1994) |                           |                      |
|-------------------------------------------------------------------|---------------------------|----------------------|
| <i>Replacement Value</i><br>\$ 8,289,000                          | <i>Total SF</i><br>33,700 | <i>Cost/SF</i><br>\$ |
| <b>Current FCI</b>                                                | \$ 421,000                | <b>5.1 %</b>         |
| 3-Year                                                            | \$ 985,100                | 11.9 %               |
| 5-Year                                                            | \$ 1,500,300              | 18.1 %               |
| 10-Year                                                           | \$ 2,488,000              | 30.0 %               |

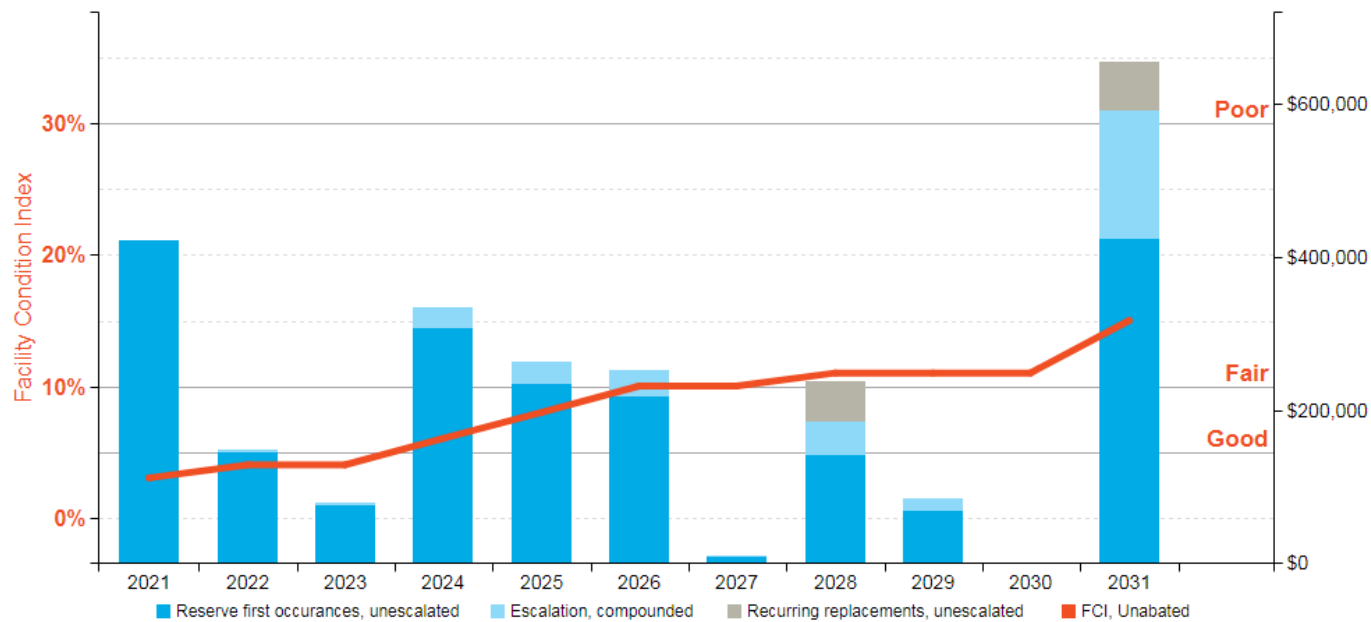
Campus Level FCI:

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: End of the Oregon Trail Interpretive Center

Replacement Value: \$ 15,750,000; Inflation rate: 3.0%



Similar graphs for the FCI and needs of each individual building over time are included in the separate report sections that follow.

## Immediate Needs

| Facility/Building                           | Total Items | Total Cost       |
|---------------------------------------------|-------------|------------------|
| End of the Oregon Trail Interpretive Center | 1           | \$26,000         |
| Henderson Farm                              | 4           | \$42,600         |
| Interpretive Center (Wagons 1-3)            | 3           | \$350,500        |
| Site                                        | 1           | \$2,000          |
| <b>Total</b>                                | <b>9</b>    | <b>\$421,100</b> |

### End of the Oregon Trail Interpretive Center

| ID                     | Location                                    | Location Description | UF Code | Description                                                          | Condition | Plan Type             | Cost            |
|------------------------|---------------------------------------------|----------------------|---------|----------------------------------------------------------------------|-----------|-----------------------|-----------------|
| 3147461                | End of the Oregon Trail Interpretive Center | Exterior Walls       | P2030   | Architectural Study/Design, Building Envelope, Roof, Evaluate/Report | NA        | Performance/Integrity | \$26,000        |
| <b>Total (1 items)</b> |                                             |                      |         |                                                                      |           |                       | <b>\$26,000</b> |

### Henderson Farm

| ID                     | Location                                                     | Location Description | UF Code | Description                                                    | Condition | Plan Type                | Cost            |
|------------------------|--------------------------------------------------------------|----------------------|---------|----------------------------------------------------------------|-----------|--------------------------|-----------------|
| 2923974                | End of the Oregon Trail Interpretive Center / Henderson Farm | Throughout building  | P2030   | Engineering Study, Structural, Superstructure, Evaluate/Report | NA        | Performance/Integrity    | \$8,500         |
| 2923944                | End of the Oregon Trail Interpretive Center / Henderson Farm | Henderson Farm       | C1070   | Suspended Ceilings, Undefined, Replace                         | NA        | Modernization/Adaptation | \$29,300        |
| 2948138                | End of the Oregon Trail Interpretive Center / Henderson Farm | Throughout Building  | C1010   | Interior Wall Construction, GWB, Repair                        | Poor      | Performance/Integrity    | \$3,900         |
| 2967272                | End of the Oregon Trail Interpretive Center / Henderson Farm | 2nd floor            | B2010   | Exterior Walls, Vented/Decorative Gable, Replace               | Poor      | Performance/Integrity    | \$900           |
| <b>Total (4 items)</b> |                                                              |                      |         |                                                                |           |                          | <b>\$42,600</b> |

### Interpretive Center (Wagons 1-3)

| ID                     | Location                                                                       | Location Description | UF Code | Description                                                       | Condition | Plan Type             | Cost             |
|------------------------|--------------------------------------------------------------------------------|----------------------|---------|-------------------------------------------------------------------|-----------|-----------------------|------------------|
| 3147373                | End of the Oregon Trail Interpretive Center / Interpretive Center (Wagons 1-3) | Exterior Walls       | B2010   | Exterior Walls, Plywood/OSB, Replace                              | Poor      | Performance/Integrity | \$104,800        |
| 2924032                | End of the Oregon Trail Interpretive Center / Interpretive Center (Wagons 1-3) | Building exterior    | B2010   | Exterior Walls, Painted surface, 1-2 Story Building, Prep & Paint | Poor      | Performance/Integrity | \$62,400         |
| 2923955                | End of the Oregon Trail Interpretive Center / Interpretive Center (Wagons 1-3) | Exterior Walls       | B2010   | Exterior Walls, Fiber Cement Siding, Replace                      | Poor      | Performance/Integrity | \$183,300        |
| <b>Total (3 items)</b> |                                                                                |                      |         |                                                                   |           |                       | <b>\$350,500</b> |

### Site

| ID                     | Location                                           | Location Description | UF Code | Description                                         | Condition | Plan Type             | Cost           |
|------------------------|----------------------------------------------------|----------------------|---------|-----------------------------------------------------|-----------|-----------------------|----------------|
| 2923983                | End of the Oregon Trail Interpretive Center / Site | Site                 | G2080   | Landscaping, Mature Trees, Removal/Trimming, Repair | Poor      | Performance/Integrity | \$2,000        |
| <b>Total (1 items)</b> |                                                    |                      |         |                                                     |           |                       | <b>\$2,000</b> |

## Key Findings



### Exterior Walls in Poor condition.

Fiber Cement Siding  
Interpretive Center (Wagons 1-3) End of the  
Oregon Trail Interpretive Center Exterior Walls

Uniformat Code: B2011  
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$183,300

\$\$\$\$

Areas of rotten joints and bird penetrations around exterior of building - AssetCALC ID: 2923955



### Exterior Walls in Poor condition.

Vented/Decorative Gable  
Henderson Farm End of the Oregon Trail  
Interpretive Center 2nd floor

Uniformat Code: B2011  
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$900

\$\$\$\$

Building vents are believed to be a possible entry point for birds and other animals. Replacing the existing vents to prevent potential animal entrances is recommended. - AssetCALC ID: 2967272



### Exterior Walls in Poor condition.

Plywood/OSB  
Interpretive Center (Wagons 1-3) End of the  
Oregon Trail Interpretive Center Exterior Walls

Uniformat Code: B2011  
Recommendation: **Replace in 2021**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$104,800

\$\$\$\$

POC reported widespread issues of water intrusion and damaged sheathing - AssetCALC ID: 3147373



### Exterior Walls in Poor condition.

Painted surface, 1-2 Story Building  
Interpretive Center (Wagons 1-3) End of the  
Oregon Trail Interpretive Center Building  
exterior

Uniformat Code: B2011  
Recommendation: **Prep & Paint in 2021**

Priority Score: **89.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$62,400

\$\$\$\$

Paint appears to be adequate but painting will be required as part of siding repairs - AssetCALC ID: 2924032



### Structural Flooring/Decking in Poor condition.

Wood  
Site End of the Oregon Trail Interpretive Center Deck

Uniformat Code: B1012  
Recommendation: **Replace in 2022**

Priority Score: **89.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$300

\$\$\$\$

Isolated areas of rotting decking - AssetCALC ID: 2923979



### Exterior Walls in Poor condition.

Wood Siding  
Restrooms End of the Oregon Trail Interpretive Center Building Exterior

Uniformat Code: B2011  
Recommendation: **Replace in 2023**

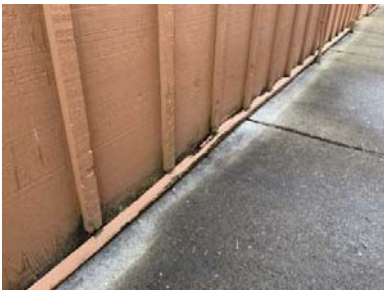
Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$15,600

\$\$\$\$

Rotting siding, replace lower panels - AssetCALC ID: 2923977



### Exterior Walls in Poor condition.

Painted surfaces  
Restrooms End of the Oregon Trail Interpretive Center Building Exterior

Uniformat Code: B2011  
Recommendation: **Prep & Paint in 2023**

Priority Score: **89.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Rotting siding, replace lower panels - AssetCALC ID: 3147372



### Sidewalk in Poor condition.

Asphalt  
Site End of the Oregon Trail Interpretive Center Site

Uniformat Code: G2031  
Recommendation: **Replace in 2022**

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,900

\$\$\$\$

Areas of cracked and spalled asphalt in asphalt walkway - AssetCALC ID: 2924042





### Interior Wall Construction in Poor condition.

GWB

Henderson Farm End of the Oregon Trail Interpretive Center Throughout Building

Uniformat Code: C1011

Recommendation: **Repair in 2021**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,900

\$\$\$\$

Large cracks observed in Henderson Farm office. POC and staff reported these cracks have propagated and enlarged. - AssetCALC ID: 2948138



### Parking Lots in Poor condition.

Pavement, Asphalt

Site End of the Oregon Trail Interpretive Center Parking lot

Uniformat Code: G2021

Recommendation: **Mill & Overlay in 2022**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$136,500

\$\$\$\$

Areas of severe alligator cracking - AssetCALC ID: 2923931

### Recommended Follow-up Study: Building Envelope, Roof

Building Envelope, Roof

End of the Oregon Trail Interpretive Center Exterior Walls

Uniformat Code: P2032

Recommendation: **Evaluate/Report in 2021**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$26,000

\$\$\$\$

Cost allowance to have an envelope investigation performed and corrective actions designed - AssetCALC ID: 3147461



### Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure

Henderson Farm End of the Oregon Trail Interpretive Center Throughout building

Uniformat Code: P2032

Recommendation: **Evaluate/Report in 2021**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,500

\$\$\$\$

Large cracks observed in Henderson Farm office. POC and staff reported these cracks have propagated and enlarged. - AssetCALC ID: 2923974

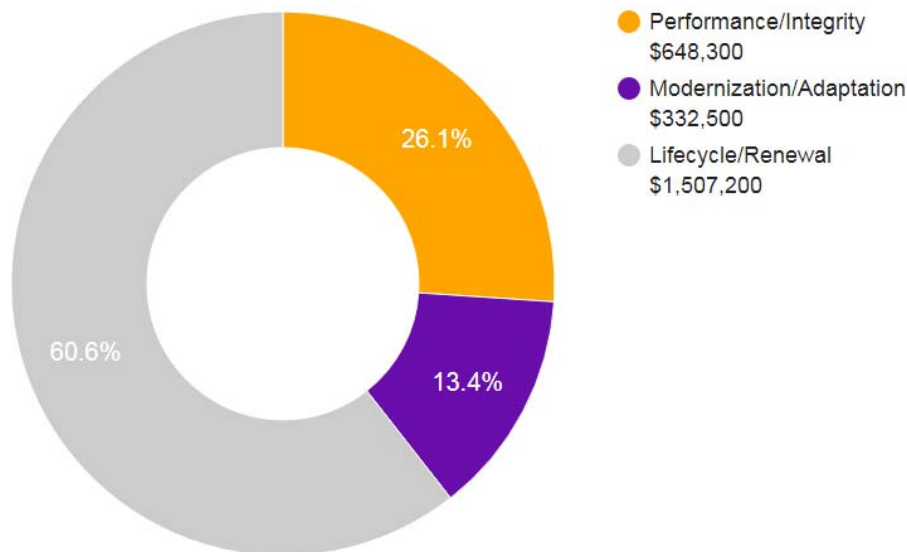
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,488,000

## 2. Interpretive Center (Wagons 1-3)



### Interpretive Center (Wagons 1-3): Systems Summary

| <b>Address</b>               | 1726 Washington Street; Oregon City, Oregon                                                                                                                                 |                  |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | 1994                                                                                                                                                                        |                  |
| <b>Building Size</b>         | 9,300 SF                                                                                                                                                                    |                  |
| <b>Number of Stories</b>     | One                                                                                                                                                                         |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                                                          | <i>Condition</i> |
| <b>Structure</b>             | Wood frame structure with wood and steel framed roofs                                                                                                                       | Good             |
| <b>Façade</b>                | Painted wood with wood windows                                                                                                                                              | Poor             |
| <b>Roof</b>                  | Primary: Flat construction with unknown finish<br>Secondary: Flat construction with single-ply TPO/PVC membrane                                                             | Fair             |
| <b>Interiors</b>             | Walls: Painted gypsum board, acoustical carpeting, unfinished<br>Floors: Wood strip, carpet, VCT, vinyl sheeting<br>Ceilings: Painted gypsum board, ACT, unfinished/exposed | Fair             |
| <b>Elevators</b>             | None                                                                                                                                                                        | --               |
| <b>Plumbing</b>              | Copper supply and cast iron waste & venting<br>Electric water heater                                                                                                        | Fair             |
| <b>HVAC</b>                  | Individual packaged units<br>Supplemental components: split systems                                                                                                         | Fair             |

### Interpretive Center (Wagons 1-3): Systems Summary

|                                |                                                                                                                                                                                        |      |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | Dry-pipe sprinkler system; fire extinguishers                                                                                                                                          | Fair |
| <b>Electrical</b>              | Source & Distribution: Main switchboard<br>Interior Lighting: LED, CFL<br>Emergency: UPS                                                                                               | Fair |
| <b>Fire Alarm</b>              | Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs                                                                                 | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                                                                                   | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this property.                                                                                                       |      |
| <b>Key Issues and Findings</b> | Damaged wood siding and rotting joints. POC reports significant uncontrolled water intrusion throughout the exterior wall system requiring a full wall system upgrade and replacement. |      |

### Interpretive Center (Wagons 1-3): Expenditure Forecast

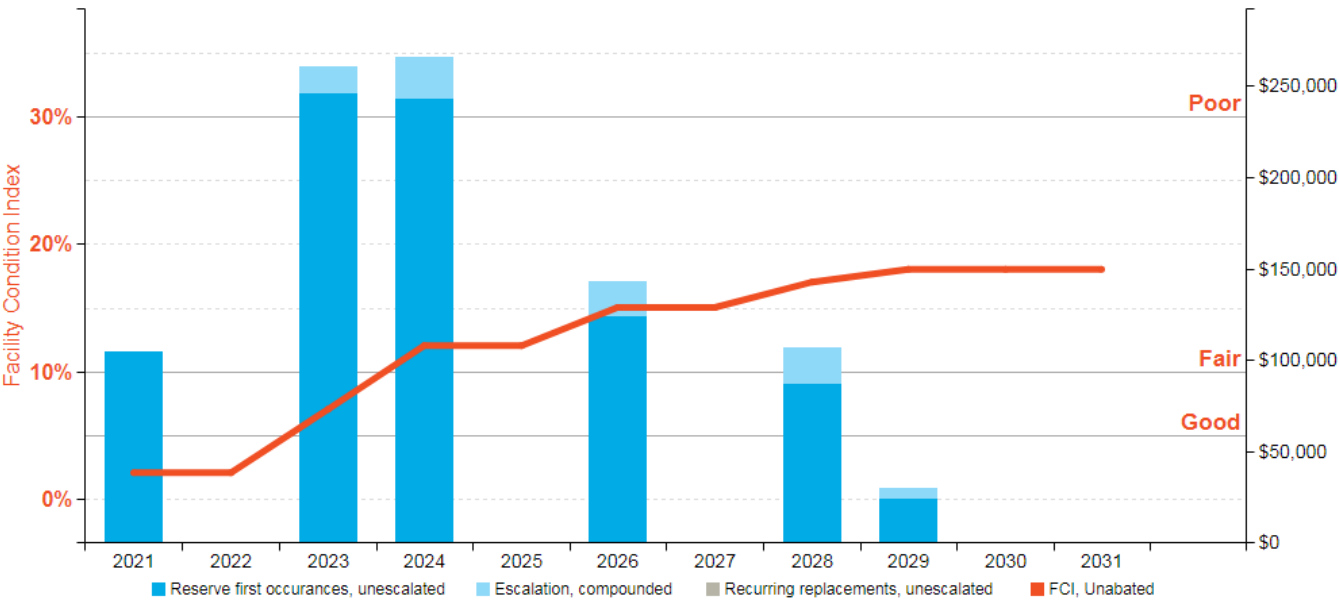
| System                          | Immediate        | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
|---------------------------------|------------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| Facade                          | \$350,499        | -                      | -                     | \$127,231             | \$308,875               | \$786,605          |
| Roofing                         | -                | -                      | \$131,596             | -                     | \$166,635               | \$298,231          |
| Interiors                       | -                | -                      | \$24,036              | \$73,178              | \$311,394               | \$408,608          |
| Plumbing                        | -                | -                      | -                     | \$1,070               | \$17,754                | \$18,824           |
| HVAC                            | -                | -                      | \$48,013              | -                     | \$223,204               | \$271,217          |
| Fire Protection                 | -                | -                      | \$27,352              | -                     | \$8,506                 | \$35,858           |
| Electrical                      | -                | -                      | \$57,958              | -                     | \$427,866               | \$485,824          |
| Fire Alarm & Electronic Systems | -                | -                      | \$119,701             | -                     | \$125,987               | \$245,688          |
| Equipment & Furnishings         | -                | -                      | -                     | \$19,185              | \$64,872                | \$84,057           |
| <b>TOTALS</b>                   | <b>\$350,500</b> | <b>-</b>               | <b>\$408,700</b>      | <b>\$220,700</b>      | <b>\$1,655,100</b>      | <b>\$2,635,000</b> |

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

Interpretive Center (Wagons 1-3): Needs by Year with Unaddressed FCI Over Time

FCI Analysis: End of the Oregon Trail Interpretive Center Interpretive Center (Wagons 1-3)

Replacement Value: \$ 5,189,400; Inflation rate: 3.0%





3. Visitor's Center



| Visitor's Center: Systems Summary |                                                                                                                                                                  |           |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Address                           | 1726 Washington Street; Oregon City, Oregon                                                                                                                      |           |
| Constructed/Renovated             | 1994                                                                                                                                                             |           |
| Building Size                     | 2,600 SF                                                                                                                                                         |           |
| Number of Stories                 | One                                                                                                                                                              |           |
| System                            | Description                                                                                                                                                      | Condition |
| Structure                         | Wood and steel frame structure                                                                                                                                   | Good      |
| Façade                            | Wood with wood windows                                                                                                                                           | Fair      |
| Roof                              | Primary: Hip construction with asphalt shingles<br>Secondary: Hip construction with metal finish<br>Tertiary: Flat construction with single-ply TPO/PVC membrane | Fair      |
| Interiors                         | Walls: Painted gypsum board, unfinished/exposed<br>Floors: Wood, vinyl sheeting<br>Ceilings: Unfinished/exposed                                                  | Fair      |
| Elevators                         | None                                                                                                                                                             | --        |
| Plumbing                          | Copper supply and cast iron waste & venting<br>Electric water heater<br>Toilet and sink in restroom                                                              | Fair      |
| HVAC                              | Individual packaged unit                                                                                                                                         | Good      |

### Visitor's Center: Systems Summary

|                                |                                                                                    |      |
|--------------------------------|------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | Fire extinguishers                                                                 | Fair |
| <b>Electrical</b>              | Source and Distribution: Main panel<br>Interior Lighting: LED, CFL                 | Fair |
| <b>Fire Alarm</b>              | Back-up emergency lights and exit signs                                            | Fair |
| <b>Equipment/Special</b>       | None                                                                               | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this property.   |      |
| <b>Key Issues and Findings</b> | Building lacks fire alarm system, building lacks fire sprinkler suppression system |      |

### Visitor's Center: Systems Expenditure Forecast

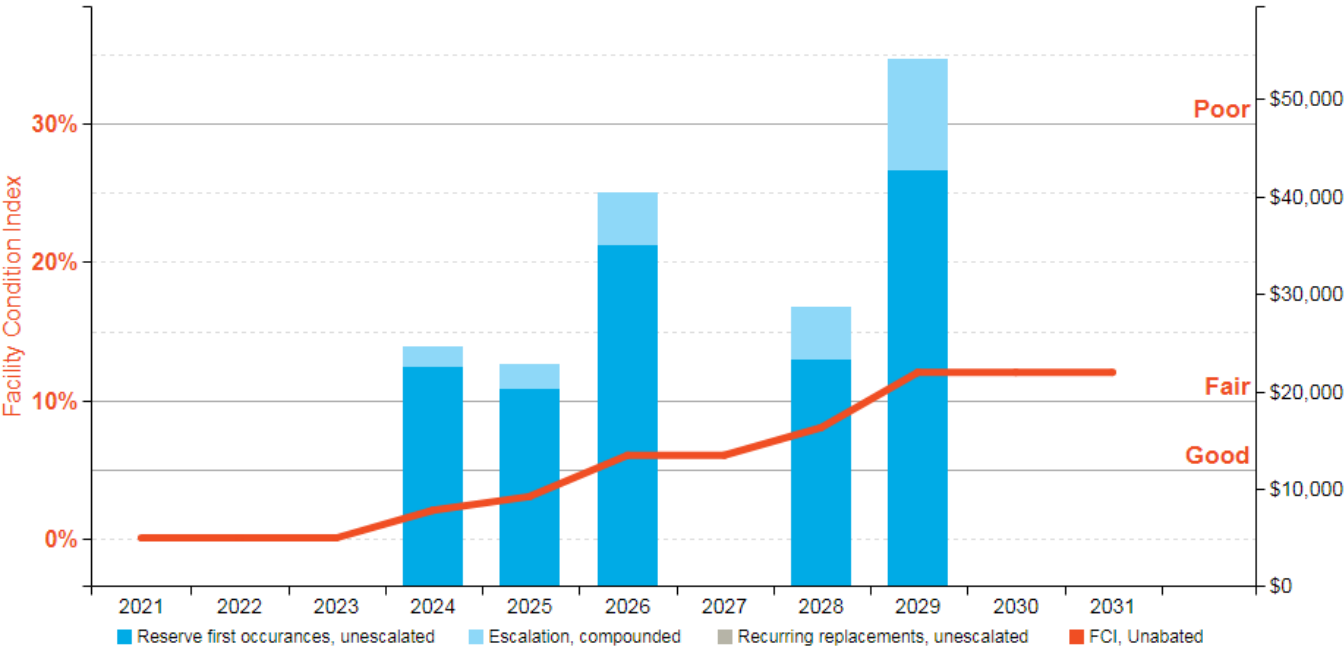
| System                          | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|---------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade                          | -         | -                      | \$31,143              | \$54,014              | \$31,323                | \$116,480        |
| Roofing                         | -         | -                      | \$20,568              | -                     | \$100,939               | \$121,507        |
| Interiors                       | -         | -                      | -                     | \$11,031              | \$94,785                | \$105,816        |
| Plumbing                        | -         | -                      | \$2,260               | \$1,918               | \$24,818                | \$28,996         |
| HVAC                            | -         | -                      | -                     | \$8,313               | \$30,380                | \$38,693         |
| Fire Protection                 | -         | -                      | \$11,412              | -                     | -                       | \$11,412         |
| Electrical                      | -         | -                      | \$1,278               | -                     | \$56,278                | \$57,556         |
| Fire Alarm & Electronic Systems | -         | -                      | \$21,207              | -                     | \$15,261                | \$36,468         |
| Equipment & Furnishings         | -         | -                      | -                     | \$7,354               | -                       | \$7,354          |
| <b>TOTALS</b>                   | <b>-</b>  | <b>-</b>               | <b>\$87,900</b>       | <b>\$82,700</b>       | <b>\$353,800</b>        | <b>\$524,400</b> |

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

Visitor’s Center: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: End of the Oregon Trail  
Interpretive Center Visitor's Center

Replacement Value: \$ 1,450,800; Inflation rate: 3.0%



4. Henderson Farm



| Henderson Farm: Systems Summary |                                                                                                                                     |           |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Address                         | 1726 Washington Street; Oregon City, Oregon                                                                                         |           |
| Constructed/Renovated           | 1994                                                                                                                                |           |
| Building Size                   | 2,900 SF                                                                                                                            |           |
| Number of Stories               | Two                                                                                                                                 |           |
| System                          | Description                                                                                                                         | Condition |
| Structure                       | Wood and concrete frame structure                                                                                                   | Fair      |
| Façade                          | Wood with wood windows                                                                                                              | Fair      |
| Roof                            | Gable construction with asphalt shingles                                                                                            | Excellent |
| Interiors                       | Walls: Painted gypsum board, unfinished<br>Floors: Carpet, unfinished/exposed<br>Ceilings: Painted gypsum board, unfinished/exposed | Fair      |
| Elevators                       | None                                                                                                                                | --        |
| Plumbing                        | None                                                                                                                                | --        |
| HVAC                            | Supplemental components: wall and baseboard heaters                                                                                 | Fair      |

## Henderson Farm: Systems Summary

|                                |                                                                                                                                                                  |      |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>        | Fire extinguishers                                                                                                                                               | Fair |
| <b>Electrical</b>              | Source and Distribution: Main panel<br>Interior Lighting: LED, CFL                                                                                               | Fair |
| <b>Fire Alarm</b>              | None                                                                                                                                                             | --   |
| <b>Equipment/Special</b>       | None                                                                                                                                                             | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this property.                                                                                 |      |
| <b>Key Issues and Findings</b> | Insect/bird infestation, significant cracks in walls, bulging retaining wall, building lacks fire alarm system, building lacks fire sprinkler suppression system |      |

## Henderson Farm: Systems Summary

| System                          | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|---------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade                          | \$862           | -                      | \$32,045              | -                     | \$25,096                | \$58,003         |
| Roofing                         | -               | -                      | \$2,712               | -                     | \$20,212                | \$22,924         |
| Interiors                       | \$33,150        | -                      | \$21,858              | -                     | \$62,793                | \$117,801        |
| HVAC                            | -               | -                      | \$7,233               | -                     | -                       | \$7,233          |
| Fire Protection                 | -               | -                      | \$12,729              | -                     | -                       | \$12,729         |
| Electrical                      | -               | -                      | -                     | \$3,104               | \$56,840                | \$59,944         |
| Fire Alarm & Electronic Systems | -               | -                      | \$12,729              | -                     | -                       | \$12,729         |
| Site Development                | -               | -                      | \$5,113               | -                     | -                       | \$5,113          |
| Site Utilities                  | -               | -                      | -                     | \$2,795               | -                       | \$2,795          |
| Follow-up Studies               | \$8,450         | -                      | -                     | -                     | -                       | \$8,450          |
| <b>TOTALS</b>                   | <b>\$42,500</b> | <b>-</b>               | <b>\$94,500</b>       | <b>\$5,900</b>        | <b>\$165,000</b>        | <b>\$307,900</b> |

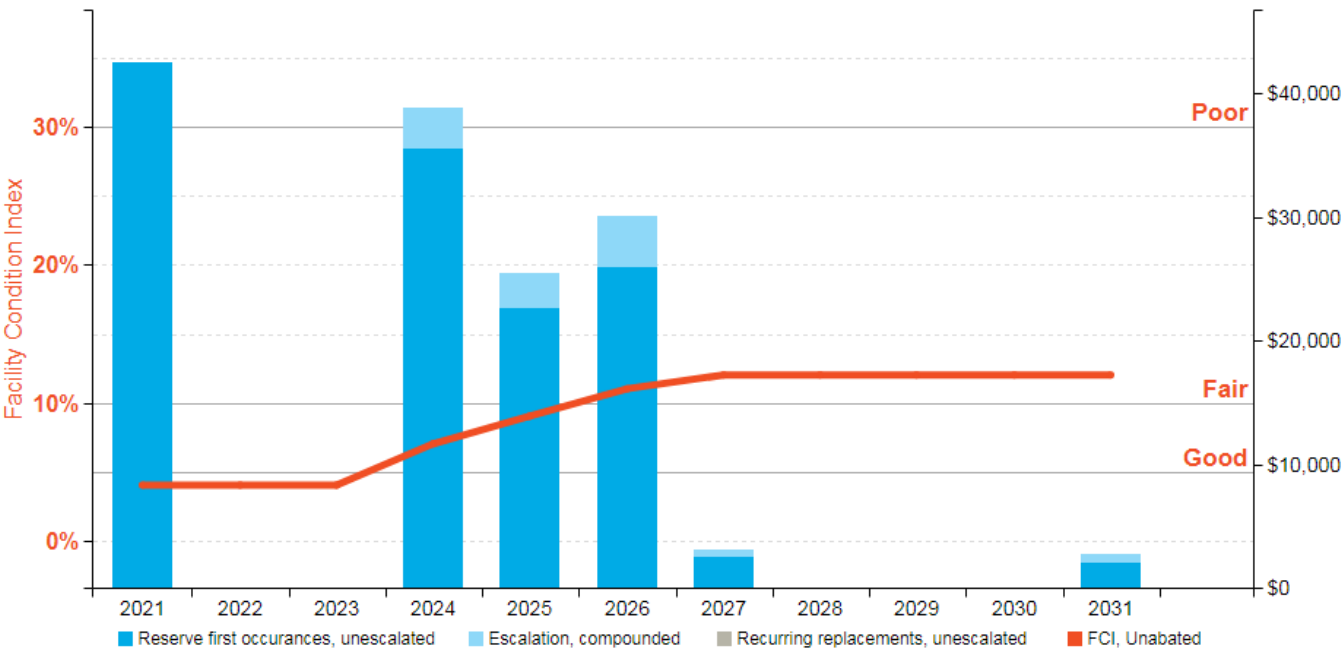


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Henderson Farm: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: End of the Oregon Trail  
Interpretive Center Henderson Farm

Replacement Value: \$ 1,197,700; Inflation rate: 3.0%



5. Restrooms



| Restrooms: Systems Summary |                                                                                                                      |           |
|----------------------------|----------------------------------------------------------------------------------------------------------------------|-----------|
| Address                    | 1726 Washington Street; Oregon City, Oregon                                                                          |           |
| Constructed/Renovated      | 1994                                                                                                                 |           |
| Building Size              | 1,000 SF                                                                                                             |           |
| Number of Stories          | One                                                                                                                  |           |
| System                     | Description                                                                                                          | Condition |
| Structure                  | Conventional wood frame structure on concrete slab                                                                   | Good      |
| Façade                     | Wood, no windows                                                                                                     | Fair      |
| Roof                       | Primary: Gable construction with asphalt shingles                                                                    | Excellent |
| Interiors                  | Walls: Painted gypsum board, ceramic tile<br>Floors: Ceramic tile, vinyl sheeting<br>Ceilings: Painted gypsum board  | Fair      |
| Elevators                  | None                                                                                                                 | --        |
| Plumbing                   | Copper supply and cast iron waste & venting<br>Electric water heater<br>Toilets, urinals, and sinks in all restrooms | Fair      |
| HVAC                       | None                                                                                                                 | --        |
| Fire Suppression           | Dry-pipe sprinkler system; fire extinguishers                                                                        | Fair      |

### Restrooms: Systems Summary

|                                |                                                                                    |      |
|--------------------------------|------------------------------------------------------------------------------------|------|
| <b>Electrical</b>              | Source and Distribution: Main panel<br>Interior Lighting: LED, CFL                 | Fair |
| <b>Fire Alarm</b>              | None                                                                               | --   |
| <b>Equipment/Special</b>       | None                                                                               | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this property.   |      |
| <b>Key Issues and Findings</b> | Building lacks fire alarm system, building lacks fire sprinkler suppression system |      |

### Restrooms: System Expenditure Forecast

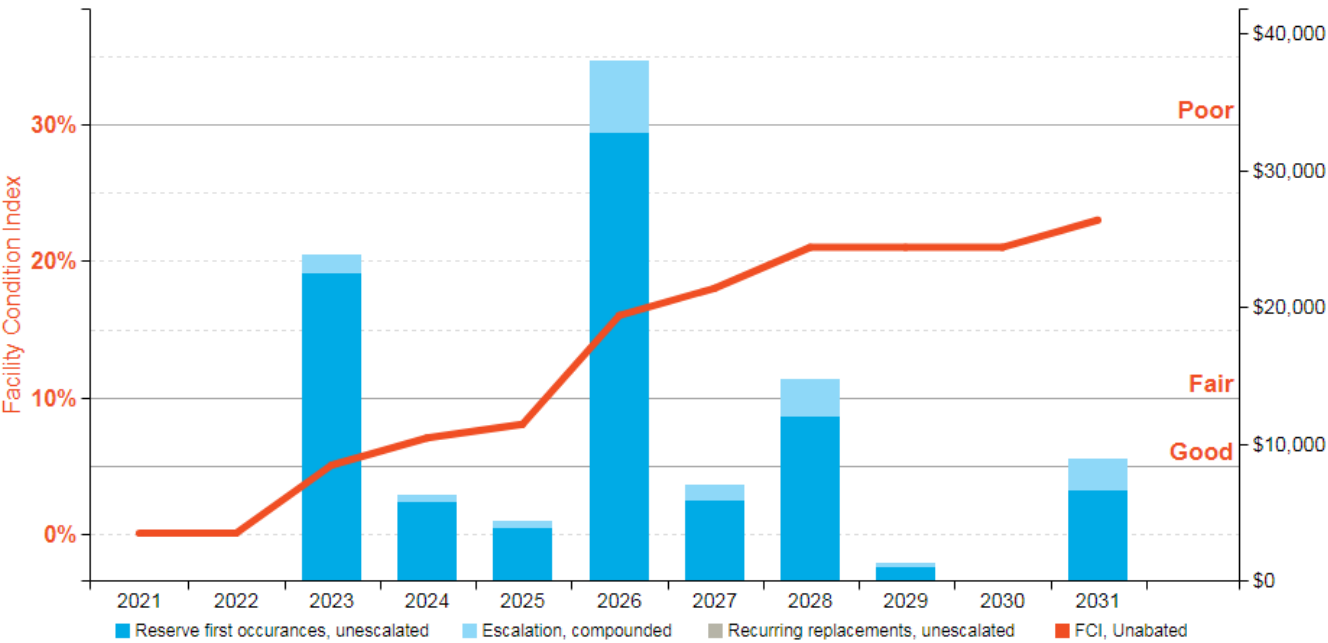
| System                          | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|---------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade                          | -         | \$23,790               | -                     | -                     | \$15,457                | \$39,247         |
| Roofing                         | -         | -                      | \$1,763               | -                     | \$13,589                | \$15,352         |
| Interiors                       | -         | -                      | \$5,274               | \$15,972              | \$42,715                | \$63,961         |
| Plumbing                        | -         | -                      | \$32,039              | \$3,235               | \$26,310                | \$61,584         |
| Fire Protection                 | -         | -                      | \$2,260               | -                     | -                       | \$2,260          |
| Electrical                      | -         | -                      | \$2,841               | \$12,790              | \$4,772                 | \$20,403         |
| Fire Alarm & Electronic Systems | -         | -                      | \$4,389               | -                     | -                       | \$4,389          |
| <b>TOTALS</b>                   | <b>-</b>  | <b>\$23,800</b>        | <b>\$48,600</b>       | <b>\$32,000</b>       | <b>\$102,900</b>        | <b>\$207,300</b> |

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

Restrooms: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: End of the Oregon Trail  
Interpretive Center Restrooms

Replacement Value: \$ 451,000; Inflation rate: 3.0%



## 6. Site Summary



| Site Information                  |                                                                                                                                    |                  |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Lot Size</b>                   | 7.3 acres (estimated)                                                                                                              |                  |
| <b>Parking Spaces</b>             | 186 total spaces all in open lots; 6 of which are accessible                                                                       |                  |
| <i>System</i>                     | <i>Description</i>                                                                                                                 | <i>Condition</i> |
| <b>Pavement/Flatwork</b>          | Asphalt lots with areas of concrete and asphalt and concrete sidewalks, curbs, ramps, and stairs                                   | Fair             |
| <b>Site Development</b>           | Property entrance signage, chain link fencing<br>Park benches, picnic tables, trash receptacles                                    | Fair             |
| <b>Landscaping and Topography</b> | Moderate landscaping features<br>Irrigation present<br>Timber retaining wall<br>Moderate site slopes throughout                    | Fair             |
| <b>Utilities</b>                  | Municipal water and sewer<br>Local utility-provided electric and natural gas                                                       | Good             |
| <b>Site Lighting</b>              | Pole-mounted: LED<br>Building-mounted: LED, CFL<br>Pedestrian walkway lighting                                                     | Fair             |
| <b>Ancillary Structures</b>       | Pre-fabricated storage sheds, gazebo, outdoor stage                                                                                | Good             |
| <b>Accessibility</b>              | Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.                         |                  |
| <b>Key Issues and Findings</b>    | Severe asphalt parking lot alligator cracking, cracked and spalled asphalt walkways, rotting wood deck, tree growing onto building |                  |



**Site: System Expenditure Forecast**

| <b>System</b>                          | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>       |
|----------------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| <b>Structure</b>                       | -                | \$294                          | -                             | -                             | -                               | \$294              |
| <b>Facade</b>                          | -                | -                              | \$210,695                     | -                             | \$283,156                       | \$493,851          |
| <b>Plumbing</b>                        | -                | -                              | -                             | -                             | \$11,173                        | \$11,173           |
| <b>Fire Protection</b>                 | -                | -                              | -                             | -                             | \$14,181                        | \$14,181           |
| <b>Special Construction &amp; Demo</b> | -                | -                              | -                             | -                             | \$124,440                       | \$124,440          |
| <b>Site Development</b>                | \$1,950          | -                              | -                             | \$96,788                      | \$7,214                         | \$105,952          |
| <b>Site Utilities</b>                  | -                | -                              | -                             | \$23,023                      | \$163,477                       | \$186,500          |
| <b>Site Pavement</b>                   | -                | \$204,985                      | -                             | \$526,748                     | \$163,347                       | \$895,080          |
| <b>TOTALS</b>                          | <b>\$2,000</b>   | <b>\$205,300</b>               | <b>\$210,700</b>              | <b>\$646,600</b>              | <b>\$767,000</b>                | <b>\$1,831,600</b> |

## 7. Property Space Use and Observed Areas

### Unit Allocation

All 15,800 square feet of the property are occupied by the City of Oregon City. The spaces are mostly learning and activity areas with supporting restrooms, administrative offices, and mechanical and other utility spaces.

### Areas Observed

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

### Key Spaces Not Observed

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

- Roofs, Main Building (Wagons 1-3), Lack of ladder or other means of egress

## 8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The campus was originally constructed in 1994. The campus has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the campus was reported.

A prior accessibility survey was performed 02/12/2012. From BV's perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have been partially addressed. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 9. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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



## 10. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 11. Certification

The city of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of End of the Oregon Trail Interpretive Center, 1726 Washington Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

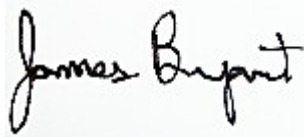
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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1

END OF THE OREGON TRAIL  
INTERPRETIVE CENTER

2

MAIN BUILDING (WAGONS 1-3)



3

VISITOR'S CENTER



4

HENDERSON FARM



5

RESTROOM BUILDING



6

WOOD AND WOOD WINDOW  
FAÇADE





7

DAMAGED EXTERIOR WOOD WALL



8

CRACKED WALL



9

ROTTING WOOD DECKING



10

EXTERIOR WOOD DOORS



11

EXTERIOR METAL DOOR



12

ASPHALT SHINGLE ROOF





13 TPO/PVC ROOFING



14 GUTTERS AND DOWNSPOUTS



15 WAGON 1



16 THEATER (WAGON 2)



17 WAGON 3



18 VISITORS CENTER



19

HENDERSON FARM



20

INSECT INFESTATION



21

RESTROOM



22

BACKFLOW PREVENTER



23

WATER HEATER



24

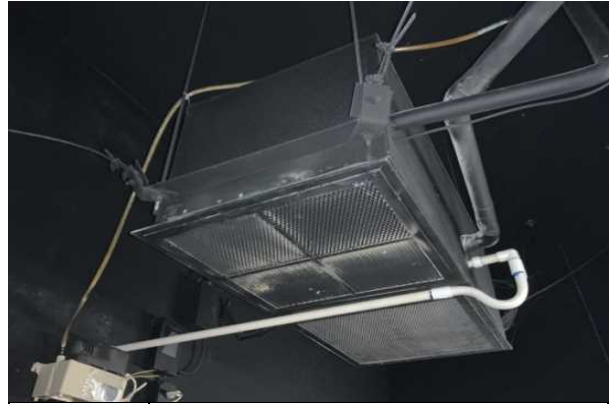
PACKAGED UNIT





25

SPLIT SYSTEM CONDENSING UNIT



26

FAN COIL UNIT



27

FIRE SPRINKLER SUPPRESSION SYSTEM



28

ELECTRICAL DISTRIBUTION SYSTEM



29

MAIN SWITCHBOARD



30

MAIN DISTRIBUTION PANEL



31 EMERGENCY UPS SYSTEM



32 INTERIOR LIGHTING



33 INTERIOR LIGHTING



34 FIRE ALARM CONTROL PANEL



35 FIRE ALARM SYSTEM



36 PARKING LOT





37

ASPHALT ALLIGATOR CRACKING



38

ASPHALT WALKWAY



39

PICNIC SHELTER



40

OUTDOOR STAGE



41

BULGING RETAINING WALL



42

IRRIGATION SYSTEM





43

LANDSCAPING



44

LANDSCAPING



45

TREE GROWING ONTO  
HENDERSON FARM

46

SITE POLE LIGHT



47

EXTERIOR BUILDING MOUNTED  
LIGHT

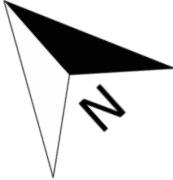
48

WALKWAY BOLLARD LIGHT



Site Plan



|                                                                                                                  |                       |                                             |                                                                                       |
|------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------|---------------------------------------------------------------------------------------|
| <br><b>BUREAU<br/>VERITAS</b> | <b>Project Number</b> | <b>Project Name</b>                         |  |
|                                                                                                                  | 148392.21R000-007.017 | End of the Oregon Trail Interpretive Center |                                                                                       |
|                                                                                                                  | <b>Source</b>         | <b>On-Site Date</b>                         |                                                                                       |
|                                                                                                                  | Google Earth          | March 09, 2021                              |                                                                                       |



# BUREAU VERITAS FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: End of the Trail  
 Name of person completing form: Anne Crandall  
 Title / Association with property: Facilities Maintenance Specialist  
 Length of time associated w/ property: Since 2012  
 Date Completed: 3/8/2021  
 Phone Number: 503-422-5226  
 Method of Completion: PRIOR: fully completed by client in advance

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

| DATA OVERVIEW |                                 | RESPONSE      |      |                                                                                                                                                                                                                          |
|---------------|---------------------------------|---------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1             | Year/s constructed / renovated  | 1994          |      |                                                                                                                                                                                                                          |
| 2             | Building size in SF             | 17,900        |      |                                                                                                                                                                                                                          |
| 3             | Major Renovation/Rehabilitation |               | Year | Additional Detail                                                                                                                                                                                                        |
|               |                                 | Façade        |      | Quotes in 2012 and 2014 to upgrade to Hardy. No budget either year. Lessee replaced the ply and trim in 2015 (?) but the wood under trim was not painted and is rotting. We applied some patches to holes made by birds. |
|               |                                 | Roof          |      | The shake roofing for the Visitor Center and picnic pavilion were replaced 4/2016. Partial repair of the roof on Wagon #1 was done 2/2019. The shake roofing for the restrooms and office buildings replaced 2/2021      |
|               |                                 | Interiors     |      |                                                                                                                                                                                                                          |
|               |                                 | HVAC          |      | The RTU for the Visitor Center was replaced 10/2016. The HP for wagon 3 was replaced fall of 2020 and RTU for wagon 1 replaced 11/2020.                                                                                  |
|               |                                 | Electrical    |      |                                                                                                                                                                                                                          |
|               |                                 | Site Pavement |      |                                                                                                                                                                                                                          |
|               |                                 | Accessibility |      |                                                                                                                                                                                                                          |
| QUESTION      |                                 | RESPONSE      |      |                                                                                                                                                                                                                          |



|   |                                                                                                        |                                                                                                                                                                                                                              |
|---|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | List other significant capital improvements (focus on recent years; provide approximate date).         | Added stage in 2018 (I think).                                                                                                                                                                                               |
| 5 | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | Wagons reroof, Wagons-reside with Hardy, HP for wagon 2 replacement. In budget process. Have asked for funding. The burglar system is antiquated, have not requested replacement with other differed projects more pressing. |
| 6 | Describe any on-going extremely problematic, historically chronic, or immediate facility needs.        | The hoops are aesthetically non pleasing with moss and bird droppings. Have had them cleaned and re-painted with in the past 10 years.                                                                                       |

| Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. (NA indicates "Not Applicable", Unk indicates "Unknown") |                                                                                                                                                               |          |    |     |    |                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|-----|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| QUESTION                                                                                                                                                                                                                            |                                                                                                                                                               | RESPONSE |    |     |    | COMMENTS                                                                                                                                                  |
|                                                                                                                                                                                                                                     |                                                                                                                                                               | Yes      | No | Unk | NA |                                                                                                                                                           |
| 7                                                                                                                                                                                                                                   | Are there any problems with foundations or structures, like excessive settlement?                                                                             |          | X  |     |    |                                                                                                                                                           |
| 8                                                                                                                                                                                                                                   | Are there any wall, window, basement, or roof leaks?                                                                                                          |          | X  |     |    |                                                                                                                                                           |
| 9                                                                                                                                                                                                                                   | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants? |          | X  |     |    |                                                                                                                                                           |
| 10                                                                                                                                                                                                                                  | Are your elevators unreliable, with frequent service calls?                                                                                                   |          |    |     | X  |                                                                                                                                                           |
| 11                                                                                                                                                                                                                                  | Are there any plumbing leaks, water pressure, or clogging/back-up problems?                                                                                   |          | X  |     |    |                                                                                                                                                           |
| 12                                                                                                                                                                                                                                  | Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?                                                  |          | X  |     |    |                                                                                                                                                           |
| 13                                                                                                                                                                                                                                  | Are any areas of the facility inadequately heated, cooled, or ventilated? Any poorly insulated areas?                                                         |          |    | X   |    | I think many areas are poorly insulated. Further investigation needed.                                                                                    |
| 14                                                                                                                                                                                                                                  | Is the electrical service outdated, undersized, or otherwise problematic?                                                                                     | X        |    |     |    | Recent power problems associated with weather event caused several equipment issues. Are panels surge protected adequately? Further investigation needed. |
| 15                                                                                                                                                                                                                                  | Are there any problems or inadequacies with exterior lighting?                                                                                                | X        |    |     |    | The exterior lighting is not bright and expensive to maintain labor and materials. LEDs would be an excellent fit here.                                   |
| 16                                                                                                                                                                                                                                  | Is site/parking drainage inadequate, with excessive ponding or other problems?                                                                                | X        |    |     |    | Ponding during heavy rains.                                                                                                                               |
| 17                                                                                                                                                                                                                                  | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?                    |          |    | X   |    |                                                                                                                                                           |



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

| QUESTION |                                                                                                                   | RESPONSE |    |     |    | COMMENTS  |
|----------|-------------------------------------------------------------------------------------------------------------------|----------|----|-----|----|-----------|
|          |                                                                                                                   | Yes      | No | Unk | NA |           |
| 18       | ADA: Has an accessibility study been performed at the site? If so, indicate when.                                 | x        |    |     |    | 2/12/2012 |
| 19       | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?             |          | X  |     |    | Signage   |
| 20       | ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation? |          | X  |     |    |           |



# Visual Survey - 2010 ADA Standards for Accessible Design

Item 9b.

Property Name: End of the Oregon Trail Interpretive Center

BV Project Number: 148392.21R000-007.017

| Facility History & Interview |                                                                                                                                                                           |     |    |     |                                                                                                                   |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----|-------------------------------------------------------------------------------------------------------------------|
| Question                     |                                                                                                                                                                           | Yes | No | Unk | Comments                                                                                                          |
| 1                            | Has an ADA survey previously been completed for this property? If so, indicate when.                                                                                      | X   |    |     | 2/12/2012                                                                                                         |
| 2                            | Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study. | X   | X  |     | Partially addressed. Most improvements were made but some still remain to be, specifically pertaining to signage. |
| 3                            | Has building ownership/management reported any ADA complaints or litigation?                                                                                              |     | X  |     |                                                                                                                   |

| Site: Accessibility Issues |                                         |                                            |                  |                                     |
|----------------------------|-----------------------------------------|--------------------------------------------|------------------|-------------------------------------|
|                            | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues     | None*                               |
| Campus Parking             |                                         |                                            | ADA Parking Area | <input type="checkbox"/>            |
| General Exterior Route     |                                         |                                            |                  | <input checked="" type="checkbox"/> |
| Site Restrooms             |                                         | NA                                         |                  |                                     |
| Playgrounds & Pools        |                                         | NA                                         |                  | <input type="checkbox"/>            |
| Site Amenities             |                                         |                                            |                  | <input checked="" type="checkbox"/> |

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



## Site Accessibility: Photographic Overview



1 - ACCESSIBLE PARKING AREA



2 - MISSING PARKING SIGNAGE



3 - EXTERIOR PATH OF TRAVEL



4 - CURB CUT



5 - PICNIC SHELTER



6 - OUTDOOR STAGE



## Main Building (Wagons 1-3): Accessibility Issues

|                       | Major Issues<br>(ADA study<br>recommended) | Moderate Issues<br>(ADA study<br>recommended) | Minor Issues | None*                               |
|-----------------------|--------------------------------------------|-----------------------------------------------|--------------|-------------------------------------|
| Dedicated Parking     |                                            | NA                                            |              |                                     |
| Exterior Route        |                                            | NA                                            |              |                                     |
| Building Entrances    |                                            |                                               |              | <input checked="" type="checkbox"/> |
| Interior Route        |                                            |                                               |              | <input checked="" type="checkbox"/> |
| Elevators             |                                            | NA                                            |              |                                     |
| Public Restrooms      |                                            | NA                                            |              |                                     |
| Kitchens/Kitchenettes |                                            | NA                                            |              |                                     |
| Playgrounds & Pools   |                                            | NA                                            |              |                                     |
| Theater               |                                            |                                               |              | <input checked="" type="checkbox"/> |

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

## Main Building (Wagons 1-3) Accessibility: Photographic Overview



1 – MAIN ACCESSIBLE ENTRANCE



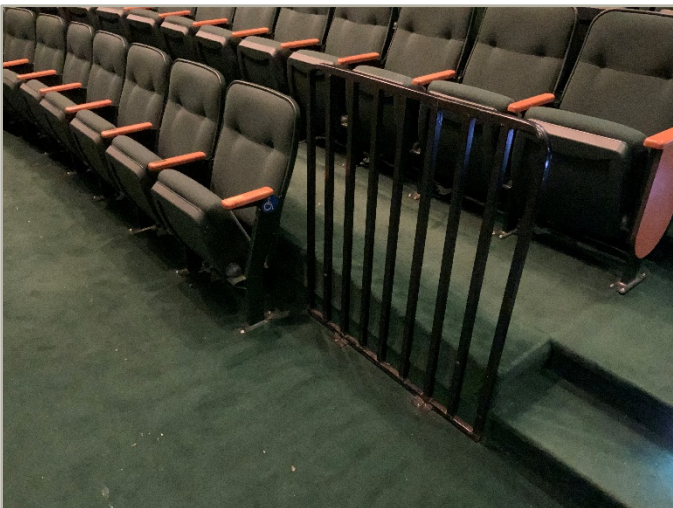
2 – ALTERNATE ENTRANCE



3 – INTERIOR PATH OF TRAVEL



4 – INTERIOR DOOR



5 - ACCESSIBLE THEATER SEATING



6 – THEATER PATH OF TRAVEL



## Visitor's Center: Accessibility Issues

|                                | Major Issues<br>(ADA study<br>recommended) | Moderate Issues<br>(ADA study<br>recommended) | Minor Issues | None*                               |
|--------------------------------|--------------------------------------------|-----------------------------------------------|--------------|-------------------------------------|
| <b>Dedicated Parking</b>       | NA                                         |                                               |              |                                     |
| <b>Exterior Route</b>          |                                            |                                               |              | <input checked="" type="checkbox"/> |
| <b>Building Entrances</b>      |                                            |                                               |              | <input checked="" type="checkbox"/> |
| <b>Interior Route</b>          |                                            |                                               |              | <input checked="" type="checkbox"/> |
| <b>Elevators</b>               |                                            | NA                                            |              |                                     |
| <b>Public Restrooms</b>        |                                            | NA                                            |              |                                     |
| <b>Kitchens/Kitchenettes</b>   |                                            | NA                                            |              |                                     |
| <b>Playgrounds &amp; Pools</b> |                                            | NA                                            |              |                                     |

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

## Visitor's Center Accessibility: Photographic Overview



1 – EXTERIOR ACCESSIBLE PATH



2 – RAMP TO BUILDING ENTRANCE



3 – MAIN ACCESSIBLE ENTRANCE



4 – ALTERNATE ENTRANCE



5 – BUILDING INTERIOR



6 – INTERIOR PATH OF TRAVEL

## Henderson Farm: Accessibility Issues

|                       | Major Issues<br>(ADA study<br>recommended) | Moderate Issues<br>(ADA study<br>recommended) | Minor Issues | None*                               |
|-----------------------|--------------------------------------------|-----------------------------------------------|--------------|-------------------------------------|
| Dedicated Parking     |                                            | NA                                            |              |                                     |
| Exterior Route        |                                            | NA                                            |              |                                     |
| Building Entrances    |                                            |                                               |              | <input checked="" type="checkbox"/> |
| Interior Route        |                                            |                                               |              | <input checked="" type="checkbox"/> |
| Elevators             |                                            | NA                                            |              |                                     |
| Public Restrooms      |                                            | NA                                            |              |                                     |
| Kitchens/Kitchenettes |                                            | NA                                            |              |                                     |
| Playgrounds & Pools   |                                            | NA                                            |              |                                     |

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



## Henderson Farm Accessibility: Photographic Overview



1 – BUILDING EXTERIOR PATH/ENTRANCE



2 – ALTERNATE ENTRANCE



3 – INTERIOR



4 – INTERIOR PATH OF TRAVEL



## Restrooms: Accessibility Issues

|                       | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None*                               |
|-----------------------|-----------------------------------------|--------------------------------------------|--------------|-------------------------------------|
| Dedicated Parking     |                                         | NA                                         |              |                                     |
| Exterior Route        |                                         | NA                                         |              |                                     |
| Building Entrances    |                                         |                                            |              | <input checked="" type="checkbox"/> |
| Interior Route        |                                         | NA                                         |              |                                     |
| Elevators             |                                         | NA                                         |              |                                     |
| Public Restrooms      |                                         |                                            | Restrooms    | <input type="checkbox"/>            |
| Kitchens/Kitchenettes |                                         | NA                                         |              |                                     |
| Playgrounds & Pools   |                                         | NA                                         |              |                                     |

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

## Restrooms Accessibility: Photographic Overview



1 – BUILDING ENTRANCE



2 – ENTRANCE DOOR HARDWARE



3 - RESTROOM



4 – TOILET STALL

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

## Reference Guide

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

| UF L3 Code                   | Location    | Condition | Asset/Component/Repair                                             | Quantity  | RUL | ID      |
|------------------------------|-------------|-----------|--------------------------------------------------------------------|-----------|-----|---------|
| Structure                    |             |           |                                                                    |           |     |         |
| B1010                        | Deck        | Poor      | Structural Flooring/Decking, Wood                                  | 20 SF     | 1   | 2923979 |
| Facade                       |             |           |                                                                    |           |     |         |
| B2080                        | Site        | Fair      | Awning, Fabric, per SF of awning                                   | 18,000 SF | 4   | 2923957 |
| Plumbing                     |             |           |                                                                    |           |     |         |
| D2010                        | Site        | Fair      | Backflow Preventer, Domestic Water                                 | 1         | 17  | 2923973 |
| Fire Protection              |             |           |                                                                    |           |     |         |
| D4010                        | Site        | Fair      | Backflow Preventer, Fire Suppression                               | 1         | 17  | 2924002 |
| Special Construction & Demo  |             |           |                                                                    |           |     |         |
| F1020                        | Site        | Fair      | Ancillary Building, Wood-Framed or CMU, Standard                   | 80 SF     | 20  | 2923986 |
| F1020                        | Site        | Good      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard        | 900 SF    | 20  | 2923991 |
| F1020                        | Site        | Good      | Ancillary Building, Wood-Framed or CMU, Standard                   | 650 SF    | 32  | 2923945 |
| F1020                        | Site        | Good      | Ancillary Building, Wood-Framed or CMU, Standard                   | 50 SF     | 25  | 2923913 |
| F1020                        | Site        | Good      | Ancillary Building, Wood-Framed or CMU, Standard                   | 100 SF    | 25  | 2924035 |
| Pedestrian Plazas & Walkways |             |           |                                                                    |           |     |         |
| G2020                        | Parking lot | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe                     | 90,700 SF | 2   | 2923975 |
| G2020                        | Parking lot | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                    | 60,700 SF | 10  | 2923937 |
| G2020                        | Parking lot | Poor      | Parking Lots, Pavement, Asphalt, Mill & Overlay                    | 30,000 SF | 1   | 2923931 |
| G2030                        | Site        | Poor      | Sidewalk, Asphalt                                                  | 1,100 SF  | 1   | 2924042 |
| G2030                        | Site        | Fair      | Sidewalk, Asphalt                                                  | 9,400 SF  | 10  | 2923994 |
| Sitework                     |             |           |                                                                    |           |     |         |
| G2060                        | Site        | Fair      | Picnic Table, Wood/Composite/Fiberglass                            | 9         | 10  | 2924039 |
| G2060                        | Site        | Good      | Signage, Exterior/Site, Guide & Directional Pole-Mounted           | 2         | 15  | 2923914 |
| G2060                        | Site        | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                     | 4         | 12  | 2923951 |
| G2060                        | Site        | Fair      | Fences & Gates, Fence, Chain Link 8'                               | 60 LF     | 25  | 2923929 |
| G2080                        | Site        | Fair      | Irrigation System, Pop-Up Spray Heads, Commercial                  | 50,000 SF | 10  | 2923998 |
| G2080                        | Site        | Poor      | Landscaping, Mature Trees, Removal/Trimming, Repair                | 1         | 0   | 2923983 |
| G4050                        | Site        | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement | 21        | 12  | 2924018 |
| G4050                        | Site        | Fair      | Site Walkway Fixture w/ Lamp, Bollard Style                        | 16        | 7   | 2924004 |

| UF L3 Code | Location          | Condition | Asset/Component/Repair                              | Quantity | RUL | ID      |
|------------|-------------------|-----------|-----------------------------------------------------|----------|-----|---------|
| Facade     |                   |           |                                                     |          |     |         |
| B2010      | 2nd floor         | NA        | Exterior Walls, Vented/Decorative Gable             | 50 SF    | 0   | 2967272 |
| B2020      | Building exterior | Fair      | Window, Wood, up to 15 SF                           | 10       | 5   | 2923997 |
| B2050      | Building exterior | Fair      | Exterior Door, Wood, Solid-Core Decorative High-End | 1        | 5   | 2923990 |
| B2050      | Building exterior | Fair      | Exterior Door, Steel, Standard                      | 1        | 13  | 2923962 |
| B2050      | Building exterior | Fair      | Exterior Door, Wood, Solid-Core                     | 1        | 3   |         |



Component Condition Report | End of the Oregon Trail Interpretive Center / Henderson Farm

| Component Condition Report   End of the Oregon Trail Interpretive Center / Henderson Farm |                      |           |                                                                                        |          |     | Item 9b. |
|-------------------------------------------------------------------------------------------|----------------------|-----------|----------------------------------------------------------------------------------------|----------|-----|----------|
| UF L3 Code                                                                                | Location             | Condition | Asset/Component/Repair                                                                 | Quantity | RUL |          |
| Roofing                                                                                   |                      |           |                                                                                        |          |     |          |
| B3010                                                                                     | Roof                 | Excellent | Roofing, Asphalt Shingle, 20-Year Standard                                             | 1,900 SF | 20  | 2924014  |
| B3020                                                                                     | Roof                 | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings                         | 200 LF   | 5   | 2923911  |
| Interiors                                                                                 |                      |           |                                                                                        |          |     |          |
| C1010                                                                                     | Throughout building  | Poor      | Interior Wall Construction, Concrete, Repair                                           | 100 SF   | 0   | 2948138  |
| C2010                                                                                     | Throughout building  | Fair      | Wall Finishes, any surface, Prep & Paint                                               | 2,200 SF | 5   | 2923933  |
| C2030                                                                                     | Henderson Farm       | Fair      | Flooring, Wood, Strip                                                                  | 1,100 SF | 15  | 2924047  |
| C2030                                                                                     | Throughout building  | Fair      | Flooring, Carpet, Commercial Standard                                                  | 1,500 SF | 3   | 2924003  |
| C2050                                                                                     | Throughout building  | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                                       | 300 SF   | 5   | 2923934  |
| C2050                                                                                     | Henderson Farm       | NA        | Ceiling Finishes, Metal                                                                | 1,500 SF | 0   | 2923944  |
| HVAC                                                                                      |                      |           |                                                                                        |          |     |          |
| D3020                                                                                     | 2nd floor            | Fair      | Unit Heater, Electric                                                                  | 4        | 5   | 2924037  |
| D3020                                                                                     | Office               | Fair      | Baseboard Heater, Electric, 4 LF                                                       | 1        | 5   | 2923941  |
| Fire Protection                                                                           |                      |           |                                                                                        |          |     |          |
| D4010                                                                                     | Throughout building  | NA        | Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | 2,900 SF | 4   | 2945160  |
| D4030                                                                                     | Throughout building  | Fair      | Fire Extinguisher, Wet Chemical/CO2                                                    | 2        | 5   | 2923912  |
| Electrical                                                                                |                      |           |                                                                                        |          |     |          |
| D5020                                                                                     | Office               | Fair      | Distribution Panel, 120/208 V                                                          | 1        | 6   | 2923925  |
| D5030                                                                                     | Throughout building  | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity                | 2,900 SF | 13  | 2944923  |
| D5040                                                                                     | Throughout building  | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures             | 2,900 SF | 12  | 2924044  |
| Fire Alarm & Electronic Systems                                                           |                      |           |                                                                                        |          |     |          |
| D7050                                                                                     | Throughout building  | NA        | Fire Alarm System, Full System Upgrade, Standard Addressable, Install                  | 2,900 SF | 4   | 2945161  |
| Sitework                                                                                  |                      |           |                                                                                        |          |     |          |
| G2060                                                                                     | Site- Henderson Farm | Fair      | Retaining Wall, Treated Timber                                                         | 180 SF   | 3   | 2924006  |
| G4050                                                                                     | Building exterior    | Fair      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                                 | 4        | 10  | 2923995  |
| Follow-up Studies                                                                         |                      |           |                                                                                        |          |     |          |
| P2030                                                                                     | Throughout building  | NA        | Engineering Study, Structural, Superstructure, Evaluate/Report                         | 1        | 0   | 2923974  |

Component Condition Report | End of the Oregon Trail Interpretive Center / Main Building (Wagons 1-3)

| UF L3 Code | Location          | Condition | Asset/Component/Repair                                                | Quantity  | RUL | ID       |
|------------|-------------------|-----------|-----------------------------------------------------------------------|-----------|-----|----------|
| Facade     |                   |           |                                                                       |           |     |          |
| B2010      | Building exterior | Poor      | Exterior Walls, Textured Plywood (T1-11)                              | 3,000 SF  | 2   | 2923955  |
| B2010      | Building exterior | Fair      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 16,000 SF | 6   | 2924032  |
| B2020      | Building exterior | Fair      | Window, Wood, 16-25 SF                                                | 2         | 8   | 2923939  |
| B2020      | Building exterior | Fair      | Window, Wood, up to 15 SF                                             | 13        | 8   | 2923985  |
| B2020      | Building exterior | Fair      | Window, Wood, 28-40 SF                                                | 3         | 8   | 2924012  |
| B2050      | Building exterior | Fair      | Exterior Door, Steel, Standard                                        | 6         | 13  | 2923930  |
| B2050      | Building exterior | Fair      | Exterior Door, Wood, Solid-Core Decorative High-End                   | 6         | 7   | 2923999  |
| Roofing    |                   |           |                                                                       |           |     | Page 824 |

| Component Condition Report   End of the Oregon Trail Interpretive Center / Main Building (Wagons 1-3) |                     |           |                                                                            |           |     | Item 9b. |
|-------------------------------------------------------------------------------------------------------|---------------------|-----------|----------------------------------------------------------------------------|-----------|-----|----------|
| UF L3 Code                                                                                            | Location            | Condition | Asset/Component/Repair                                                     | Quantity  | RUL |          |
| B3010                                                                                                 | Roof                | Good      | Roofing, Single-Ply Membrane, TPO/PVC                                      | 4,300 SF  | 19  | 2923988  |
| B3010                                                                                                 | Roof                | Fair      | Roofing, Single-Ply Membrane, TPO/PVC                                      | 5,000 SF  | 3   | 2923940  |
| B3020                                                                                                 | Roof                | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings             | 800 LF    | 5   | 2924009  |
| Interiors                                                                                             |                     |           |                                                                            |           |     |          |
| C1030                                                                                                 | Throughout building | Fair      | Interior Door, Wood, Solid-Core Decorative High-End                        | 2         | 13  | 2924019  |
| C1030                                                                                                 | Throughout building | Fair      | Interior Door, Wood, Solid-Core                                            | 13        | 13  | 2924021  |
| C1070                                                                                                 | Throughout building | Fair      | Suspended Ceilings, Acoustical Tile (ACT)                                  | 400 SF    | 5   | 2924026  |
| C2010                                                                                                 | Throughout building | Good      | Wall Finishes, any surface, Prep & Paint                                   | 10,200 SF | 7   | 2924017  |
| C2010                                                                                                 | Theater             | Fair      | Wall Finish, Acoustical Carpeting, Sound Dampening                         | 2,700 SF  | 7   | 2923993  |
| C2030                                                                                                 | Throughout building | Fair      | Flooring, Wood, Strip                                                      | 7,200 SF  | 15  | 2923992  |
| C2030                                                                                                 | Theater             | Fair      | Flooring, Carpet, Commercial Standard                                      | 1,800 SF  | 5   | 2924029  |
| C2030                                                                                                 | Theater             | Fair      | Flooring, Vinyl Tile (VCT)                                                 | 100 SF    | 3   | 2923923  |
| C2030                                                                                                 | Throughout building | Fair      | Flooring, Vinyl Sheeting                                                   | 150 SF    | 5   | 2924043  |
| C2050                                                                                                 | Throughout building | Good      | Ceiling Finishes, any flat surface, Prep & Paint                           | 1,600 SF  | 7   | 2923987  |
| Plumbing                                                                                              |                     |           |                                                                            |           |     |          |
| D2010                                                                                                 | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)   | 9,300 SF  | 13  | 2946863  |
| D2010                                                                                                 | Laundry room        | Fair      | Water Heater, Electric, Residential                                        | 1         | 8   | 2924007  |
| HVAC                                                                                                  |                     |           |                                                                            |           |     |          |
| D3030                                                                                                 | Building exterior   | Fair      | Split System, Condensing Unit/Heat Pump                                    | 2         | 3   | 2924028  |
| D3030                                                                                                 | Theater             | Fair      | Split System, Fan Coil Unit, DX                                            | 2         | 3   | 2923950  |
| D3050                                                                                                 | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                      | 9,300 SF  | 12  | 2923922  |
| D3050                                                                                                 | Building exterior   | Good      | Packaged Unit, RTU, Pad or Roof-Mounted                                    | 1         | 18  | 2923918  |
| D3050                                                                                                 | Roof- wagon 1       | Good      | Packaged Unit, RTU, Pad or Roof-Mounted                                    | 1         | 19  | 2924023  |
| D3050                                                                                                 | Building exterior   | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted                                    | 1         | 3   | 2923956  |
| Fire Protection                                                                                       |                     |           |                                                                            |           |     |          |
| D4010                                                                                                 | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                   | 9,300 SF  | 5   | 2923915  |
| D4030                                                                                                 | Throughout building | Fair      | Fire Extinguisher, Wet Chemical/CO2                                        | 14        | 5   | 2924024  |
| Electrical                                                                                            |                     |           |                                                                            |           |     |          |
| D5010                                                                                                 | Electrical room     | Fair      | Uninterruptible Power Supply, UPS                                          | 1         | 3   | 2924008  |
| D5020                                                                                                 | Electrical room     | Fair      | Switchboard, 120/208 V                                                     | 1         | 13  | 2923965  |
| D5030                                                                                                 | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity    | 9,300 SF  | 13  | 2923921  |
| D5040                                                                                                 | Throughout building | Good      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 9,300 SF  | 15  | 2924016  |
| D5040                                                                                                 | Theater             | Fair      | Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor | 2         | 12  | 2923948  |
| D5040                                                                                                 | Throughout building | Fair      | Emergency & Exit Lighting, Exit Sign, LED                                  | 12        | 5   | 2924022  |
| Fire Alarm & Electronic Systems                                                                       |                     |           |                                                                            |           |     |          |
| D6030                                                                                                 | Theater             | Fair      | Sound System, Theater/Auditorium/Church                                    | 1,800 SF  | 12  | 2923961  |
| D7050                                                                                                 | Wagon 3             | Fair      | Fire Alarm Panel, Fully Addressable                                        | 1         | 3   | 2923954  |
| D7050                                                                                                 | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade      | 9,300 SF  | 5   | 2923982  |
| D7050                                                                                                 | Wagon 3             | Fair      | Fire Alarm Panel, Fully Addressable                                        | 1         | 3   | 2923954  |

Component Condition Report | End of the Oregon Trail Interpretive Center / Main Building (Wagons 1-3)

| UF L3 Code              | Location            | Condition | Asset/Component/Repair                                      | Quantity | RUL | Item 9b. |
|-------------------------|---------------------|-----------|-------------------------------------------------------------|----------|-----|----------|
| D8010                   | Throughout building | Fair      | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade | 9,300 SF | 5   | 2924001  |
| Equipment & Furnishings |                     |           |                                                             |          |     |          |
| E1030                   | Utility closet      | Fair      | Foodservice Equipment, Refrigerator, 2-Door Reach-In        | 2        | 7   | 2923926  |
| E1060                   | Laundry room        | Fair      | Residential Appliances, Washer/Dryer Combo Unit             | 2        | 7   | 2923968  |
| E2010                   | Theater             | Fair      | Fixed Seating, Auditorium/Theater, Metal Cushioned Standard | 100      | 12  | 2923972  |

Component Condition Report | End of the Oregon Trail Interpretive Center / Restrooms

| UF L3 Code      | Location            | Condition | Asset/Component/Repair                                                  | Quantity | RUL | ID      |
|-----------------|---------------------|-----------|-------------------------------------------------------------------------|----------|-----|---------|
| Facade          |                     |           |                                                                         |          |     |         |
| B2010           | Building exterior   | Poor      | Exterior Walls, Textured Plywood (T1-11)                                | 40 SF    | 1   | 2923977 |
| B2050           | Building exterior   | Fair      | Exterior Door, Steel, Standard                                          | 5        | 13  | 2923966 |
| Roofing         |                     |           |                                                                         |          |     |         |
| B3010           | Roof                | Excellent | Roofing, Asphalt Shingle, 20-Year Standard                              | 1,100 SF | 20  | 2923947 |
| B3020           | Roof                | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings          | 130 LF   | 5   | 2924025 |
| Interiors       |                     |           |                                                                         |          |     |         |
| C1030           | Throughout building | Fair      | Interior Door, Wood, Solid-Core                                         | 2        | 13  | 2924031 |
| C1090           | Restrooms           | Fair      | Toilet Partitions, Metal                                                | 6        | 10  | 2924041 |
| C2010           | Restrooms           | Fair      | Wall Finishes, Ceramic Tile                                             | 150 SF   | 13  | 2924000 |
| C2010           | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                                | 1,700 SF | 6   | 2923916 |
| C2030           | Restrooms           | Fair      | Flooring, Ceramic Tile                                                  | 500 SF   | 13  | 2923984 |
| C2030           | Throughout building | Fair      | Flooring, Vinyl Sheeting                                                | 500 SF   | 5   | 2924033 |
| C2050           | Throughout building | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                        | 1,000 SF | 6   | 2923917 |
| Plumbing        |                     |           |                                                                         |          |     |         |
| D2010           | Staff Room          | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                              | 1        | 7   | 2923932 |
| D2010           | Restrooms           | Fair      | Toilet, Commercial Water Closet                                         | 5        | 5   | 2924020 |
| D2010           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)  | 1,000 SF | 13  | 2923989 |
| D2010           | Staff restroom      | Fair      | Sink/Lavatory, Wall-Hung, Vitreous China                                | 1        | 5   | 2923967 |
| D2010           | Building exterior   | Fair      | Drinking Fountain, Wall-Mounted, Bi-Level                               | 1        | 3   | 2923920 |
| D2010           | Water heater closet | Fair      | Water Heater, Electric, Residential                                     | 1        | 3   | 2924015 |
| D2010           | Restrooms           | Fair      | Sink/Lavatory, Wall-Hung, Vitreous China                                | 5        | 5   | 2923938 |
| D2010           | Utility closet      | Fair      | Sink/Lavatory, Service Sink, Floor                                      | 1        | 8   | 2923996 |
| D2010           | Staff restroom      | Fair      | Toilet, Commercial Water Closet                                         | 1        | 5   | 2924036 |
| D2010           | Restrooms           | Fair      | Urinal, Standard                                                        | 2        | 5   | 2923970 |
| Fire Protection |                     |           |                                                                         |          |     |         |
| D4010           | Throughout building | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                | 1,000 SF | 5   | 2924011 |
| D4030           | Throughout building | Fair      | Fire Extinguisher, Wet Chemical/CO2                                     | 1        | 5   | 2923964 |
| Electrical      |                     |           |                                                                         |          |     |         |
| D5020           | Staff Room          | Fair      | Distribution Panel, 120/208 V                                           | 1        | 3   | 2923980 |
| D5030           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 1,000 SF | 13  | 2923982 |

Component Condition Report | End of the Oregon Trail Interpretive Center / Restrooms

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 1,000 SF | 7   | 2923971 |
| Fire Alarm & Electronic Systems |                     |           |                                                                            |          |     |         |
| D7050                           | Throughout building | NA        | Fire Alarm System, Full System Upgrade, Standard Addressable, Install      | 1,000 SF | 4   | 2945162 |

Component Condition Report | End of the Oregon Trail Interpretive Center / Visitor's Center

| UF L3 Code      | Location            | Condition | Asset/Component/Repair                                                                 | Quantity | RUL | ID      |
|-----------------|---------------------|-----------|----------------------------------------------------------------------------------------|----------|-----|---------|
| Facade          |                     |           |                                                                                        |          |     |         |
| B2020           | Building exterior   | Fair      | Window, Wood, 16-25 SF                                                                 | 10       | 8   | 2924030 |
| B2020           | Building exterior   | Fair      | Window, Wood, up to 15 SF                                                              | 26       | 8   | 2923949 |
| B2050           | Building exterior   | Fair      | Exterior Door, Wood, Solid-Core Decorative High-End                                    | 2        | 5   | 2923924 |
| B2050           | Building exterior   | Fair      | Exterior Door, Wood, Solid-Core                                                        | 2        | 5   | 2923936 |
| Roofing         |                     |           |                                                                                        |          |     |         |
| B3010           | Roof                | Fair      | Roofing, Single-Ply Membrane, TPO/PVC                                                  | 370 SF   | 5   | 2924045 |
| B3010           | Roof                | Good      | Roofing, Asphalt Shingle, 20-Year Standard                                             | 2,275 SF | 15  | 2924005 |
| B3010           | Roof                | Fair      | Roofing, Metal                                                                         | 2,200 SF | 20  | 2945165 |
| B3020           | Roof                | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings                         | 280 LF   | 5   | 2923946 |
| Interiors       |                     |           |                                                                                        |          |     |         |
| C1030           | Throughout building | Fair      | Interior Door, Wood, Solid-Core                                                        | 3        | 13  | 2923953 |
| C2010           | Throughout building | Good      | Wall Finishes, any surface, Prep & Paint                                               | 4,600 SF | 7   | 2923958 |
| C2030           | Throughout building | Fair      | Flooring, Wood, Strip                                                                  | 2,500 SF | 15  | 2924010 |
| C2030           | Throughout building | Fair      | Flooring, Vinyl Sheeting                                                               | 100 SF   | 5   | 2924038 |
| Plumbing        |                     |           |                                                                                        |          |     |         |
| D2010           | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)                    | 2,600 SF | 13  | 2944926 |
| D2010           | Restroom            | Fair      | Water Heater, Electric, Instant Hot                                                    | 1        | 5   | 2924040 |
| D2010           | Restroom            | Fair      | Sink/Lavatory, Wall-Hung, Vitreous China                                               | 1        | 5   | 2923960 |
| D2010           | Backroom            | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                                             | 1        | 7   | 2924013 |
| D2010           | Restroom            | Fair      | Toilet, Residential Water Closet                                                       | 1        | 5   | 2923963 |
| HVAC            |                     |           |                                                                                        |          |     |         |
| D3050           | Roof                | Good      | Packaged Unit, RTU, Pad or Roof-Mounted                                                | 1        | 15  | 2923969 |
| D3050           | Throughout building | Fair      | HVAC System, Ductwork, Low Density                                                     | 2,600 SF | 7   | 2923952 |
| D3060           | Restroom            | Fair      | Exhaust Fan, Residential Bathroom                                                      | 1        | 5   | 2924034 |
| Fire Protection |                     |           |                                                                                        |          |     |         |
| D4010           | Throughout building | NA        | Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | 2,600 SF | 4   | 2945159 |
| D4030           | Throughout building | Fair      | Fire Extinguisher, Wet Chemical/CO2                                                    | 2        | 5   | 2924046 |
| Electrical      |                     |           |                                                                                        |          |     |         |
| D5020           | Storage room        | Fair      | Distribution Panel, 120/208 V                                                          | 1        | 11  | 2923943 |
| D5030           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity                | 2,600 SF | 13  | 2944925 |
| D5040           | Throughout building | Fair      | Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED                              | 3        | 3   | 2923919 |
| D5040           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures             | 2,600 SF | 12  |         |

Item 9b.



| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                | Quantity | RUL | Item 9b. |
|---------------------------------|---------------------|-----------|-----------------------------------------------------------------------|----------|-----|----------|
| Fire Alarm & Electronic Systems |                     |           |                                                                       |          |     |          |
| D7050                           | Throughout building | NA        | Fire Alarm System, Full System Upgrade, Standard Addressable, Install | 2,600 SF | 4   | 2945163  |
| D8010                           | Throughout building | Fair      | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade           | 2,600 SF | 5   | 2923927  |
| Equipment & Furnishings         |                     |           |                                                                       |          |     |          |
| E1030                           | Visitors center     | Fair      | Foodservice Equipment, Refrigerator, 2-Door Reach-In                  | 1        | 7   | 2923935  |

| Replacement Reserves Report                 |                                  |                                                                                        |                      |                |      |     |          |      |             |           |           |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           |                            |
|---------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------|----------------------|----------------|------|-----|----------|------|-------------|-----------|-----------|------|------|-----------|----------|----------|---------|----------|----------|------|------|------|----------|----------|------|---------|----------|------|------|------|-----------|----------------------------|
| End of the Oregon Trail Interpretive Center |                                  |                                                                                        |                      |                |      |     |          |      |             |           |           |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           |                            |
| 7/16/2021                                   |                                  |                                                                                        |                      |                |      |     |          |      |             |           |           |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           |                            |
| ID                                          | Building                         | Cost Description                                                                       | Location Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2021      | 2022 | 2023 | 2024      | 2025     | 2026     | 2027    | 2028     | 2029     | 2030 | 2031 | 2032 | 2033     | 2034     | 2035 | 2036    | 2037     | 2038 | 2039 | 2040 | 2041      | Deficiency Repair Estimate |
| <a href="#">2967272</a>                     | Henderson Farm                   | Exterior Walls, Vented/Decorative Gable, Replace                                       | 2nd floor            | 20             | 20   | 0   | 50       | SF   | \$17.25     | \$863     | \$863     |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      | \$863     | \$1,725                    |
| <a href="#">3147369</a>                     | Henderson Farm                   | Exterior Walls, Stained Wood Surfaces, Prep & Stain                                    | Exterior Walls       | 10             | 7    | 3   | 2800     | SF   | \$5.40      | \$15,120  |           |      |      | \$15,120  |          |          |         |          |          |      |      |      |          | \$15,120 |      |         |          |      |      |      |           | \$30,240                   |
| <a href="#">2923997</a>                     | Henderson Farm                   | Window, Wood, up to 15 SF, Replace                                                     | Building exterior    | 30             | 25   | 5   | 10       | EA   | \$1,040.00  | \$10,400  |           |      |      |           |          | \$10,400 |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$10,400                   |
| <a href="#">2924027</a>                     | Henderson Farm                   | Exterior Door, Wood, Solid-Core, Replace                                               | Building exterior    | 25             | 22   | 3   | 1        | EA   | \$1,105.00  | \$1,105   |           |      |      | \$1,105   |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$1,105                    |
| <a href="#">2923990</a>                     | Henderson Farm                   | Exterior Door, Wood, Solid-Core Decorative High-End, Replace                           | Building exterior    | 25             | 20   | 5   | 1        | EA   | \$1,950.00  | \$1,950   |           |      |      |           |          | \$1,950  |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$1,950                    |
| <a href="#">2923962</a>                     | Henderson Farm                   | Exterior Door, Steel, Standard, Replace                                                | Building exterior    | 40             | 27   | 13  | 1        | EA   | \$910.00    | \$910     |           |      |      |           |          |          |         |          |          |      |      |      |          | \$910    |      |         |          |      |      |      |           | \$910                      |
| <a href="#">2924014</a>                     | Henderson Farm                   | Roofing, Asphalt Shingle, 20-Year Standard, Replace                                    | Roof                 | 20             | 0    | 20  | 1900     | SF   | \$5.89      | \$11,191  |           |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      | \$11,191  | \$11,191                   |
| <a href="#">2923911</a>                     | Henderson Farm                   | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace                | Roof                 | 20             | 15   | 5   | 200      | LF   | \$11.70     | \$2,340   |           |      |      |           |          | \$2,340  |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$2,340                    |
| <a href="#">2948138</a>                     | Henderson Farm                   | Interior Wall Construction, GWB, Repair                                                | Throughout Building  | 0              | 0    | 0   | 100      | SF   | \$39.00     | \$3,900   | \$3,900   |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$3,900                    |
| <a href="#">2923944</a>                     | Henderson Farm                   | Suspended Ceilings, Undefined, Replace                                                 | Henderson Farm       | 25             | 50   | 0   | 1500     | SF   | \$19.50     | \$29,250  | \$29,250  |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$29,250                   |
| <a href="#">2923933</a>                     | Henderson Farm                   | Wall Finishes, any surface, Prep & Paint                                               | Throughout building  | 10             | 5    | 5   | 2200     | SF   | \$1.95      | \$4,290   |           |      |      |           |          | \$4,290  |         |          |          |      |      |      |          |          |      | \$4,290 |          |      |      |      |           | \$8,580                    |
| <a href="#">2924047</a>                     | Henderson Farm                   | Flooring, Wood, Strip, Replace                                                         | Henderson Farm       | 30             | 15   | 15  | 1100     | SF   | \$19.50     | \$21,450  |           |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         | \$21,450 |      |      |      |           | \$21,450                   |
| <a href="#">2924003</a>                     | Henderson Farm                   | Flooring, Carpet, Commercial Standard, Replace                                         | Throughout building  | 10             | 7    | 3   | 1500     | SF   | \$9.75      | \$14,625  |           |      |      | \$14,625  |          |          |         |          |          |      |      |      |          | \$14,625 |      |         |          |      |      |      |           | \$29,250                   |
| <a href="#">2923934</a>                     | Henderson Farm                   | Ceiling Finishes, any flat surface, Prep & Paint                                       | Throughout building  | 10             | 5    | 5   | 300      | SF   | \$2.60      | \$780     |           |      |      |           |          | \$780    |         |          |          |      |      |      |          |          |      | \$780   |          |      |      |      |           | \$1,560                    |
| <a href="#">2924037</a>                     | Henderson Farm                   | Unit Heater, Electric, Replace                                                         | 2nd floor            | 20             | 15   | 5   | 4        | EA   | \$1,560.00  | \$6,240   |           |      |      |           |          | \$6,240  |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$6,240                    |
| <a href="#">2945160</a>                     | Henderson Farm                   | Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install | Throughout building  | 40             | 36   | 4   | 2900     | SF   | \$3.90      | \$11,310  |           |      |      |           | \$11,310 |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$11,310                   |
| <a href="#">2923925</a>                     | Henderson Farm                   | Distribution Panel, 120/208 V, Replace                                                 | Office               | 30             | 24   | 6   | 1        | EA   | \$2,600.00  | \$2,600   |           |      |      |           |          |          | \$2,600 |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$2,600                    |
| <a href="#">2944923</a>                     | Henderson Farm                   | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace       | Throughout building  | 40             | 27   | 13  | 2900     | SF   | \$3.25      | \$9,425   |           |      |      |           |          |          |         |          |          |      |      |      |          | \$9,425  |      |         |          |      |      |      |           | \$9,425                    |
| <a href="#">2924044</a>                     | Henderson Farm                   | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace    | Throughout building  | 20             | 8    | 12  | 2900     | SF   | \$10.40     | \$30,160  |           |      |      |           |          |          |         |          |          |      |      |      | \$30,160 |          |      |         |          |      |      |      |           | \$30,160                   |
| <a href="#">2945161</a>                     | Henderson Farm                   | Fire Alarm System, Full System Upgrade, Standard Addressable, Install                  | Throughout building  | 20             | 16   | 4   | 2900     | SF   | \$3.90      | \$11,310  |           |      |      |           | \$11,310 |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$11,310                   |
| <a href="#">2924006</a>                     | Henderson Farm                   | Retaining Wall, Treated Timber, Replace                                                | Site- Henderson Farm | 25             | 22   | 3   | 180      | SF   | \$26.00     | \$4,680   |           |      |      | \$4,680   |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$4,680                    |
| <a href="#">2923995</a>                     | Henderson Farm                   | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                        | Building exterior    | 20             | 10   | 10  | 4        | EA   | \$520.00    | \$2,080   |           |      |      |           |          |          |         |          |          |      |      |      | \$2,080  |          |      |         |          |      |      |      |           | \$2,080                    |
| <a href="#">2923974</a>                     | Henderson Farm                   | Engineering Study, Structural, Superstructure, Evaluate/Report                         | Throughout building  | 0              | 0    | 0   | 1        | EA   | \$8,450.00  | \$8,450   | \$8,450   |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$8,450                    |
| <a href="#">3147461</a>                     | Interpretive Center (Wagons 1-3) | Architectural Study/Design, Building Envelope, Roof, Evaluate/Report                   | Exterior Walls       | 0              | 0    | 0   | 1        | EA   | \$26,000.00 | \$26,000  | \$26,000  |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$26,000                   |
| <a href="#">3147373</a>                     | Interpretive Center (Wagons 1-3) | Exterior Walls, Plywood/OSB, Replace                                                   | Exterior Walls       | 20             | 43   | 0   | 10750    | SF   | \$9.75      | \$104,813 | \$104,813 |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      | \$104,813 | \$209,625                  |
| <a href="#">2923955</a>                     | Interpretive Center (Wagons 1-3) | Exterior Walls, Fiber Cement Siding, Replace                                           | Exterior Walls       | 45             | 45   | 0   | 10750    | SF   | \$17.05     | \$183,288 | \$183,288 |      |      |           |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$183,288                  |
| <a href="#">2924032</a>                     | Interpretive Center (Wagons 1-3) | Exterior Walls, Painted surface, 1-2 Story Building, Prep & Paint                      | Building exterior    | 10             | 10   | 0   | 16000    | SF   | \$3.90      | \$62,400  | \$62,400  |      |      |           |          |          |         |          |          |      |      |      | \$62,400 |          |      |         |          |      |      |      | \$62,400  | \$187,200                  |
| <a href="#">2923939</a>                     | Interpretive Center (Wagons 1-3) | Window, Wood, 16-25 SF, Replace                                                        | Building exterior    | 30             | 22   | 8   | 2        | EA   | \$1,560.00  | \$3,120   |           |      |      |           |          |          |         |          | \$3,120  |      |      |      |          |          |      |         |          |      |      |      |           | \$3,120                    |
| <a href="#">2923985</a>                     | Interpretive Center (Wagons 1-3) | Window, Wood, up to 15 SF, Replace                                                     | Building exterior    | 30             | 22   | 8   | 13       | EA   | \$1,040.00  | \$13,520  |           |      |      |           |          |          |         |          | \$13,520 |      |      |      |          |          |      |         |          |      |      |      |           | \$13,520                   |
| <a href="#">2924012</a>                     | Interpretive Center (Wagons 1-3) | Window, Wood, 28-40 SF, Replace                                                        | Building exterior    | 30             | 22   | 8   | 3        | EA   | \$2,080.00  | \$6,240   |           |      |      |           |          |          |         |          | \$6,240  |      |      |      |          |          |      |         |          |      |      |      |           | \$6,240                    |
| <a href="#">2923999</a>                     | Interpretive Center (Wagons 1-3) | Exterior Door, Wood, Solid-Core Decorative High-End, Replace                           | Building exterior    | 25             | 18   | 7   | 6        | EA   | \$1,950.00  | \$11,700  |           |      |      |           |          |          |         | \$11,700 |          |      |      |      |          |          |      |         |          |      |      |      |           | \$11,700                   |
| <a href="#">2923930</a>                     | Interpretive Center (Wagons 1-3) | Exterior Door, Steel, Standard, Replace                                                | Building exterior    | 40             | 27   | 13  | 6        | EA   | \$780.00    | \$4,680   |           |      |      |           |          |          |         |          |          |      |      |      |          | \$4,680  |      |         |          |      |      |      |           | \$4,680                    |
| <a href="#">2923940</a>                     | Interpretive Center (Wagons 1-3) | Roofing, Single-Ply Membrane, TPO/PVC, Replace                                         | Roof                 | 20             | 17   | 3   | 5000     | SF   | \$22.10     | \$110,500 |           |      |      | \$110,500 |          |          |         |          |          |      |      |      |          |          |      |         |          |      |      |      |           | \$110,500                  |

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|                         |                                  |                                                                                     |                     |    |    |    |       |    |            |           |  |           |          |  |           |         |          |         |           |          |  |           |  |  |         |          |         |          |          |           |
|-------------------------|----------------------------------|-------------------------------------------------------------------------------------|---------------------|----|----|----|-------|----|------------|-----------|--|-----------|----------|--|-----------|---------|----------|---------|-----------|----------|--|-----------|--|--|---------|----------|---------|----------|----------|-----------|
| <a href="#">2923968</a> | Interpretive Center (Wagons 1-3) | Residential Appliances, Washer/Dryer Combo Unit, Replace                            | Laundry room        | 15 | 8  | 7  | 2     | EA | \$1,820.00 | \$3,640   |  |           |          |  |           |         |          | \$3,640 |           |          |  |           |  |  |         |          |         |          |          | \$3,640   |
| <a href="#">2923972</a> | Interpretive Center (Wagons 1-3) | Fixed Seating, Auditorium/Theater, Metal Cushioned Standard, Replace                | Theater             | 20 | 8  | 12 | 100   | EA | \$455.00   | \$45,500  |  |           |          |  |           |         |          |         | \$45,500  |          |  |           |  |  |         |          |         |          |          | \$45,500  |
| <a href="#">2923977</a> | Restrooms                        | Exterior Walls, Wood Siding, Replace                                                | Building Exterior   | 30 | 28 | 2  | 1200  | SF | \$13.00    | \$15,600  |  |           | \$15,600 |  |           |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$15,600  |
| <a href="#">3147372</a> | Restrooms                        | Exterior Walls, Painted surfaces, Prep & Paint                                      | Building Exterior   | 10 | 8  | 2  | 1750  | SF | \$3.90     | \$6,825   |  |           | \$6,825  |  |           |         |          |         |           | \$6,825  |  |           |  |  |         |          |         |          |          | \$13,650  |
| <a href="#">2923966</a> | Restrooms                        | Exterior Door, Steel, Standard, Replace                                             | Building exterior   | 40 | 27 | 13 | 5     | EA | \$780.00   | \$3,900   |  |           |          |  |           |         |          |         |           | \$3,900  |  |           |  |  |         |          |         |          |          | \$3,900   |
| <a href="#">2923947</a> | Restrooms                        | Roofing, Asphalt Shingle, 20-Year Standard, Replace                                 | Roof                | 20 | 0  | 20 | 1100  | SF | \$6.84     | \$7,524   |  |           |          |  |           |         |          |         |           |          |  |           |  |  |         |          |         | \$7,524  | \$7,524  |           |
| <a href="#">2924025</a> | Restrooms                        | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace             | Roof                | 20 | 15 | 5  | 130   | LF | \$11.70    | \$1,521   |  |           |          |  | \$1,521   |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$1,521   |
| <a href="#">2924031</a> | Restrooms                        | Interior Door, Wood, Solid-Core, Replace                                            | Throughout building | 40 | 27 | 13 | 2     | EA | \$910.00   | \$1,820   |  |           |          |  |           |         |          |         |           | \$1,820  |  |           |  |  |         |          |         |          |          | \$1,820   |
| <a href="#">2924041</a> | Restrooms                        | Toilet Partitions, Metal, Replace                                                   | Restrooms           | 20 | 10 | 10 | 6     | EA | \$1,105.00 | \$6,630   |  |           |          |  |           |         |          | \$6,630 |           |          |  |           |  |  |         |          |         |          |          | \$6,630   |
| <a href="#">2924000</a> | Restrooms                        | Wall Finishes, Ceramic Tile, Replace                                                | Restrooms           | 40 | 27 | 13 | 150   | SF | \$23.40    | \$3,510   |  |           |          |  |           |         |          |         |           | \$3,510  |  |           |  |  |         |          |         |          |          | \$3,510   |
| <a href="#">2923916</a> | Restrooms                        | Wall Finishes, any surface, Prep & Paint                                            | Throughout building | 10 | 4  | 6  | 1700  | SF | \$1.95     | \$3,315   |  |           |          |  |           | \$3,315 |          |         |           |          |  |           |  |  | \$3,315 |          |         |          |          | \$6,630   |
| <a href="#">2923984</a> | Restrooms                        | Flooring, Ceramic Tile, Replace                                                     | Restrooms           | 40 | 27 | 13 | 500   | SF | \$23.40    | \$11,700  |  |           |          |  |           |         |          |         |           | \$11,700 |  |           |  |  |         |          |         |          |          | \$11,700  |
| <a href="#">2924033</a> | Restrooms                        | Flooring, Vinyl Sheeting, Replace                                                   | Throughout building | 15 | 10 | 5  | 500   | SF | \$9.10     | \$4,550   |  |           |          |  | \$4,550   |         |          |         |           |          |  |           |  |  |         |          |         | \$4,550  | \$9,100  |           |
| <a href="#">2923917</a> | Restrooms                        | Ceiling Finishes, any flat surface, Prep & Paint                                    | Throughout building | 10 | 4  | 6  | 1000  | SF | \$2.60     | \$2,600   |  |           |          |  |           | \$2,600 |          |         |           |          |  |           |  |  |         | \$2,600  |         |          |          | \$5,200   |
| <a href="#">2924015</a> | Restrooms                        | Water Heater, Electric, Residential, Replace                                        | Water heater closet | 15 | 12 | 3  | 1     | EA | \$1,170.00 | \$1,170   |  |           | \$1,170  |  |           |         |          |         |           |          |  |           |  |  |         |          | \$1,170 |          |          | \$2,340   |
| <a href="#">2923989</a> | Restrooms                        | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace     | Throughout building | 40 | 27 | 13 | 1000  | SF | \$14.30    | \$14,300  |  |           |          |  |           |         |          |         |           | \$14,300 |  |           |  |  |         |          |         |          |          | \$14,300  |
| <a href="#">2923920</a> | Restrooms                        | Drinking Fountain, Wall-Mounted, Bi-Level, Replace                                  | Building exterior   | 15 | 12 | 3  | 1     | EA | \$1,950.00 | \$1,950   |  |           | \$1,950  |  |           |         |          |         |           |          |  |           |  |  |         |          | \$1,950 |          |          | \$3,900   |
| <a href="#">2924020</a> | Restrooms                        | Toilet, Commercial Water Closet, Replace                                            | Restrooms           | 30 | 25 | 5  | 5     | EA | \$1,690.00 | \$8,450   |  |           |          |  | \$8,450   |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$8,450   |
| <a href="#">2923967</a> | Restrooms                        | Sink/Lavatory, Wall-Hung, Vitreous China, Replace                                   | Staff restroom      | 30 | 25 | 5  | 1     | EA | \$1,950.00 | \$1,950   |  |           |          |  | \$1,950   |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$1,950   |
| <a href="#">2923938</a> | Restrooms                        | Sink/Lavatory, Wall-Hung, Vitreous China, Replace                                   | Restrooms           | 30 | 25 | 5  | 5     | EA | \$1,950.00 | \$9,750   |  |           |          |  | \$9,750   |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$9,750   |
| <a href="#">2924036</a> | Restrooms                        | Toilet, Commercial Water Closet, Replace                                            | Staff restroom      | 30 | 25 | 5  | 1     | EA | \$1,690.00 | \$1,690   |  |           |          |  | \$1,690   |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$1,690   |
| <a href="#">2923970</a> | Restrooms                        | Urinal, Standard, Replace                                                           | Restrooms           | 30 | 25 | 5  | 2     | EA | \$1,430.00 | \$2,860   |  |           |          |  | \$2,860   |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$2,860   |
| <a href="#">2923932</a> | Restrooms                        | Sink/Lavatory, Vanity Top, Stainless Steel, Replace                                 | Staff Room          | 30 | 23 | 7  | 1     | EA | \$1,560.00 | \$1,560   |  |           |          |  |           |         | \$1,560  |         |           |          |  |           |  |  |         |          |         |          |          | \$1,560   |
| <a href="#">2923996</a> | Restrooms                        | Sink/Lavatory, Service Sink, Floor, Replace                                         | Utility closet      | 35 | 27 | 8  | 1     | EA | \$1,040.00 | \$1,040   |  |           |          |  |           |         |          | \$1,040 |           |          |  |           |  |  |         |          |         |          |          | \$1,040   |
| <a href="#">2924011</a> | Restrooms                        | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace                   | Throughout building | 25 | 20 | 5  | 1000  | SF | \$1.95     | \$1,950   |  |           |          |  | \$1,950   |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$1,950   |
| <a href="#">2923980</a> | Restrooms                        | Distribution Panel, 120/208 V, Replace                                              | Staff Room          | 30 | 27 | 3  | 1     | EA | \$2,600.00 | \$2,600   |  |           | \$2,600  |  |           |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$2,600   |
| <a href="#">2944924</a> | Restrooms                        | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace    | Throughout building | 40 | 27 | 13 | 1000  | SF | \$3.25     | \$3,250   |  |           |          |  |           |         |          |         |           | \$3,250  |  |           |  |  |         |          |         |          |          | \$3,250   |
| <a href="#">2923971</a> | Restrooms                        | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | Throughout building | 20 | 13 | 7  | 1000  | SF | \$10.40    | \$10,400  |  |           |          |  |           |         | \$10,400 |         |           |          |  |           |  |  |         |          |         |          |          | \$10,400  |
| <a href="#">2945162</a> | Restrooms                        | Fire Alarm System, Full System Upgrade, Standard Addressable, Install               | Throughout building | 20 | 16 | 4  | 1000  | SF | \$3.90     | \$3,900   |  |           |          |  | \$3,900   |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$3,900   |
| <a href="#">2923979</a> | Site                             | Structural Flooring/Decking, Wood, Replace                                          | Deck                | 75 | 74 | 1  | 20    | SF | \$14.30    | \$286     |  | \$286     |          |  |           |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$286     |
| <a href="#">2923957</a> | Site                             | Awning, Fabric, per SF of awning, Replace                                           | Site                | 10 | 6  | 4  | 18000 | SF | \$10.40    | \$187,200 |  |           |          |  | \$187,200 |         |          |         |           |          |  | \$187,200 |  |  |         |          |         |          |          | \$374,400 |
| <a href="#">2923973</a> | Site                             | Backflow Preventer, Domestic Water, Replace                                         | Site                | 30 | 13 | 17 | 1     | EA | \$6,760.00 | \$6,760   |  |           |          |  |           |         |          |         |           |          |  |           |  |  |         | \$6,760  |         |          |          | \$6,760   |
| <a href="#">2924002</a> | Site                             | Backflow Preventer, Fire Suppression, Replace                                       | Site                | 30 | 13 | 17 | 1     | EA | \$8,580.00 | \$8,580   |  |           |          |  |           |         |          |         |           |          |  |           |  |  |         |          | \$8,580 |          |          | \$8,580   |
| <a href="#">2923986</a> | Site                             | Ancillary Building, Wood-Framed or CMU, Standard, Replace                           | Site                | 35 | 15 | 20 | 80    | SF | \$130.00   | \$10,400  |  |           |          |  |           |         |          |         |           |          |  |           |  |  |         |          |         | \$10,400 | \$10,400 |           |
| <a href="#">2923991</a> | Site                             | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace                | Site                | 30 | 10 | 20 | 900   | SF | \$65.00    | \$58,500  |  |           |          |  |           |         |          |         |           |          |  |           |  |  |         |          |         | \$58,500 | \$58,500 |           |
| <a href="#">2923931</a> | Site                             | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | Parking lot         | 25 | 24 | 1  | 30000 | SF | \$4.55     | \$136,500 |  | \$136,500 |          |  |           |         |          |         |           |          |  |           |  |  |         |          |         |          |          | \$136,500 |
| <a href="#">2923975</a> | Site                             | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | Parking lot         | 5  | 3  | 2  | 90700 | SF | \$0.59     | \$53,060  |  |           | \$53,060 |  |           |         | \$53,060 |         |           | \$53,060 |  |           |  |  |         | \$53,060 |         |          |          | \$212,238 |
| <a href="#">2923937</a> | Site                             | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | Parking lot         | 25 | 15 | 10 | 60700 | SF | \$4.55     | \$276,185 |  |           |          |  |           |         |          |         | \$276,185 |          |  |           |  |  |         |          |         |          |          | \$276,185 |



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**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Ermatinger House  
619 6<sup>th</sup> Street  
Oregon City, Oregon 97045

**PREPARED BY:**

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

**BV CONTACT:**

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**BV PROJECT #:**

148392.21R000-012.017

**DATE OF REPORT:**

July 16, 2021

**ON SITE DATE:**

March 22, 2021

# 1. Executive Summary

## Property Overview and Assessment Details

| General Information               |                                                                                                                                 |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Museum                                                                                                                          |
| Main Address                      | 619 6th Street, Oregon City, Oregon 97045                                                                                       |
| Site Developed                    | 1843<br>Renovated 2016-2017                                                                                                     |
| Site Area                         | 0.12 acres (estimated)                                                                                                          |
| Parking Spaces                    | NA parking space is shared with library                                                                                         |
| Building Area                     | 3,300 SF                                                                                                                        |
| Number of Stories                 | Two plus basement                                                                                                               |
| Outside Occupants / Leased Spaces | None                                                                                                                            |
| Date(s) of Visit                  | March 22, 2021                                                                                                                  |
| Management Point of Contact       | Denise Conrad Asst. Parks & Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a> |
| On-site Point of Contact (POC)    | Emily Tierney Recreation programmer/ Tour Guide                                                                                 |
| Assessment and Report Prepared By | Rashad Alnial                                                                                                                   |
| Reviewed By                       | James Bryant<br>Project Manager<br><a href="mailto:Jamie.Bryant@bvna.com">Jamie.Bryant@bvna.com</a><br>800.733.0660 6233        |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>        |

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Francis Ermatinger House was built in 1843 and is one of the oldest houses in Clackamas County, Oregon City. The house was renovated from 2011 to 2017 and it was opened to the public in 2018.

### Architectural

The building is composed of wood board and all the interior finishes were installed recently, so there were no issues observed. The roof is a combination of TPO/PVC on the center area and the sides of the building are asphalt shingles. The roof seems to be in good condition and no leaks has been reported.

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

Air conditioning is provided by a split system comprised of a furnace and a heat pump unit. Electricity is fed from outside to the panels inside the property, Hot water is supplied by a gas 50 gallon water heater. The water heater is large considering that the water fixtures are limited to one bathroom and a small kitchenette. In the future it is recommended to install a tankless water heater as they more energy efficient and will be more suitable for the property. Overall, all the MEPF components appear to be in a fair condition.

### Site

Site amenities consists of an asphalt parking lot, site lighting, bench, green landscape, and concrete pavement. The site amenities in general are in good condition and convey the impression of being well maintained.

### Recommended Additional Studies

No additional studies recommended at this time.



## Facility Condition Index (FCI)

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

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

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

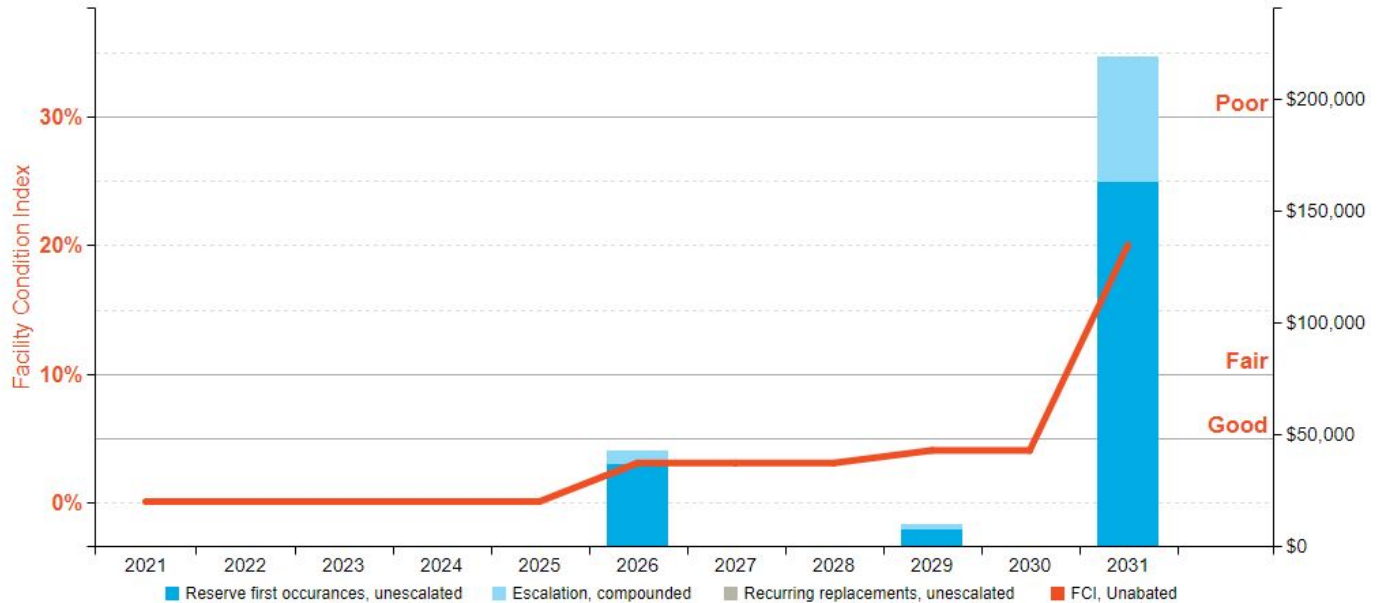
| FCI Analysis   Ermatinger House |          |            |        |
|---------------------------------|----------|------------|--------|
| Replacement Value               | Total SF | Cost/SF    |        |
| \$ 1,362,900                    | 3,300    | \$ 413     |        |
| Current FCI                     |          | \$ 0       | 0.0 %  |
| 3-Year                          |          | \$ 0       | 0.0 %  |
| 5-Year                          |          | \$ 42,800  | 3.1 %  |
| 10-Year                         |          | \$ 271,500 | 19.9 % |

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

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Ermatinger House

Replacement Value: \$ 1,362,900; Inflation rate: 3.0%



#### Immediate Needs

No Immediate Needs were observed at this time.

#### Key Findings

No Key Findings were observed at this time.

#### Plan Types

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

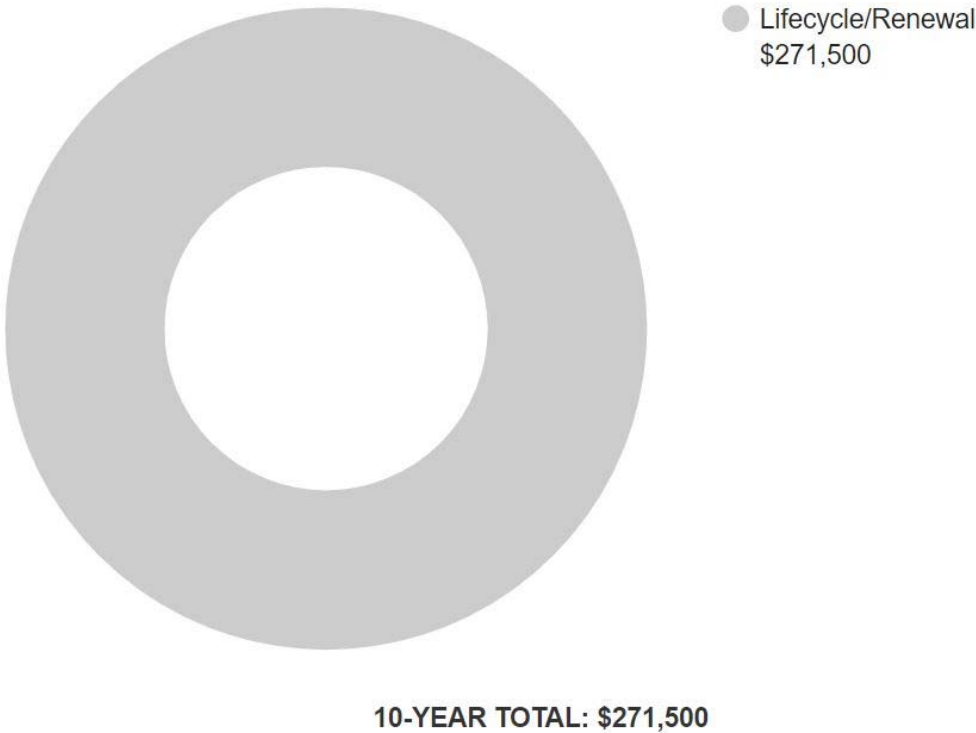
#### Plan Type Descriptions

|                              |                                                                                                                                                           |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | ■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | ■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |

### Plan Type Descriptions

|                     |                                                                                                                                                  |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessibility       | ■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.                                                                     |
| Environmental       | ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.                                      |
| Retrofit/Adaptation | ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.       |
| Lifecycle/Renewal   | ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted. |

### Plan Type Distribution (by Cost)



## 2. Building and Site Information



### Systems Summary

| System           | Description                                                                                                                           | Condition |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Structure        | Conventional wood frame structure on concrete slab                                                                                    | Fair      |
| Façade           | Wood siding with wood windows                                                                                                         | Good      |
| Roof             | Primary: Flat construction with single-ply TPO/PVC membrane<br>Secondary: Gable construction with asphalt shingles                    | Fair      |
| Interiors        | Walls: Painted surface<br>Floors: Carpet and wood<br>Ceilings: Painted surface                                                        | Fair      |
| Elevators        | None                                                                                                                                  | --        |
| Plumbing         | Copper supply and PVC waste & venting<br>Gas water heater<br>Toilet, and sink in restroom and sink in kitchenette                     | Fair      |
| HVAC             | Heat pump & furnace                                                                                                                   | Fair      |
| Fire Suppression | fire extinguishers                                                                                                                    | Fair      |
| Electrical       | Source and Distribution: Main panel with copper wiring with copper wiring<br>Interior Lighting: CFL & incandescent<br>Emergency: None | Good      |



## Systems Summary

|                                   |                                                                                              |      |
|-----------------------------------|----------------------------------------------------------------------------------------------|------|
| <b>Fire Alarm</b>                 | Alarm panel, smoke detectors, alarms, pull stations, and exit signs                          | Good |
| <b>Equipment/Special</b>          | None                                                                                         | --   |
| <b>Site Pavement</b>              | Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs         | Fair |
| <b>Site Development</b>           | Building-mounted signage<br>Limited park benches and trash receptacles                       | Good |
| <b>Landscaping and Topography</b> | Limited landscaping features<br>Irrigation present<br>Low to moderate site slopes throughout | Fair |
| <b>Utilities</b>                  | Municipal water and sewer<br>Local utility-provided electric and natural gas                 | Fair |
| <b>Site Lighting</b>              | Building-mounted: CFL and incandescent                                                       | Fair |
| <b>Ancillary Structures</b>       | None                                                                                         | --   |
| <b>Accessibility</b>              | Presently it does not appear an accessibility study is needed for this property.             |      |
| <b>Key Issues and Findings</b>    | No key issues were found                                                                     |      |

**System Expenditure Forecast**

| <b>System</b>                   | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>     |
|---------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------|
| Structure                       | -                | -                              | -                             | -                             | \$5,635                         | \$5,635          |
| Facade                          | -                | -                              | \$20,797                      | \$156,189                     | \$135,954                       | \$312,940        |
| Roofing                         | -                | -                              | -                             | \$3,930                       | \$48,573                        | \$52,503         |
| Interiors                       | -                | -                              | \$21,248                      | \$23,157                      | \$129,882                       | \$174,287        |
| Plumbing                        | -                | -                              | -                             | \$2,271                       | -                               | \$2,271          |
| HVAC                            | -                | -                              | -                             | \$12,404                      | \$12,557                        | \$24,961         |
| Fire Protection                 | -                | -                              | -                             | -                             | -                               | -                |
| Electrical                      | -                | -                              | \$663                         | -                             | \$54,360                        | \$55,023         |
| Fire Alarm & Electronic Systems | -                | -                              | -                             | \$26,206                      | -                               | \$26,206         |
| Equipment & Furnishings         | -                | -                              | -                             | -                             | \$4,860                         | \$4,860          |
| Site Development                | -                | -                              | -                             | \$4,540                       | -                               | \$4,540          |
| <b>TOTALS</b>                   | <b>-</b>         | <b>-</b>                       | <b>\$42,800</b>               | <b>\$228,700</b>              | <b>\$391,900</b>                | <b>\$663,400</b> |

### 3. Property Space Use and Observed Areas

#### Unit Allocation

All 3,300 square feet of the property are occupied by the city of Oregon City. The spaces are a historical museum with supporting restroom, mechanical and other utility spaces.

#### Areas Observed

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

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1843. The facility was substantially renovated in 2016-2017 and widespread accessibility improvements appear to have been implemented at that time.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

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



## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.



## 7. Certification

The city of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Ermatinger House, 619 6<sup>th</sup> Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

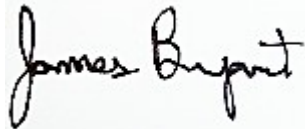
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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1 FRONT ELEVATION



2 LEFT ELEVATION



3 RIGHT ELEVATION



4 REAR ELEVATION



5 HALLWAY



6 BEDROOM



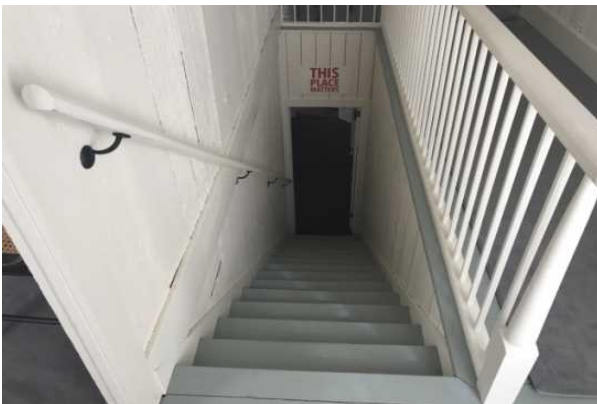
7

ROOM



8

HALLWAY



9

STAIRS



10

DINNING ROOM



11

BASEMENT



12

BASEMENT





13

RESTROOM



14

KITCHENETTE



15

HEAT PUMP



16

DUCT WORK



17

WATER HEATER



18

FIRE ALARM SYSTEM AND  
DISTRIBUTION PANEL



19

PROPERTY MAP



20

PATIO



21

ACCESSIBLE ENTRANCE



22

PARKING AREA



23

PARK BENCH



24

WOOD FENCES



Site Plan



**BUREAU  
VERITAS**

**Project Number**

148392.21R000-012.017

**Source**

Google

**Project Name**

Ermatinger House

**On-Site Date**

March 22, 2021



## PRE-SURVEY QUESTIONNAIRE

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

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

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

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

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

| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |



## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Ermatinger House

BV Project Number: 148392.21R000-012.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✗  |    |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✗  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | ✗  |    |          |

## Abbreviated Accessibility Checklist

## Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

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

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

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

|   |                                                                                          |   |  |  |  |
|---|------------------------------------------------------------------------------------------|---|--|--|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? | X |  |  |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     | X |  |  |  |



## Abbreviated Accessibility Checklist

## Building Entrances



Main/accessible entrance



Additional entrance or signage/hardware

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

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

## Abbreviated Accessibility Checklist

## Interior Accessible Route



Accessible interior path (ramp/lift)



Door hardware, stair rails, or self-service area

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

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



## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms



Toilet stall overview



Sink, faucet handles and/or accessories

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

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



## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes



Kitchen cabinets/sink clearance



Oven with controls

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

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

Item 9b.

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools

NA

NA

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

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                                                          | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|-----------------------------------------------------------------------------------------------------------------|----------|-----|---------|
| Structure                       |                     |           |                                                                                                                 |          |     |         |
| B1080                           | Throughout building | Fair      | Stairs, Wood, Interior [No tag/plate found]                                                                     | 60 SF    | 20  | 2945143 |
| B1080                           | Site                | Fair      | Stairs, Concrete, Exterior                                                                                      | 20 SF    | 30  | 2945156 |
| Facade                          |                     |           |                                                                                                                 |          |     |         |
| B2010                           | Building exterior   | Fair      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint                                           | 4,600 SF | 5   | 2945135 |
| B2010                           | Building exterior   | Fair      | Exterior Walls, Wood Clapboard Siding, 1-2 Story Building                                                       | 4,600 SF | 20  | 2945146 |
| B2020                           | Building exterior   | Fair      | Window, Wood Historical, 16-25 SF, Restore                                                                      | 24       | 10  | 2945129 |
| B2050                           | Building exterior   | Fair      | Exterior Door, Wood, French Residential [No tag/plate found]                                                    | 3        | 10  | 2945136 |
| Roofing                         |                     |           |                                                                                                                 |          |     |         |
| B3010                           | Roof                | Fair      | Roofing, Single-Ply Membrane, TPO/PVC [No tag/plate found]                                                      | 1,240 SF | 15  | 2945158 |
| B3010                           | Roof                | Good      | Roofing, Asphalt Shingle, 20-Year Standard [No tag/plate found]                                                 | 764 SF   | 15  | 2945153 |
| B3020                           | Roof                | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings [No tag/plate found]                             | 250 LF   | 10  | 2945140 |
| Interiors                       |                     |           |                                                                                                                 |          |     |         |
| C1030                           | Basement            | Good      | Interior Door, Steel, Standard [No tag/plate found]                                                             | 2        | 35  | 2945138 |
| C1030                           | Throughout building | Fair      | Interior Door, Wood, Hollow-Core Residential [No tag/plate found]                                               | 19       | 10  | 2945148 |
| C2010                           | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                                                                        | 5,000 SF | 5   | 2945145 |
| C2030                           | Throughout building | Good      | Flooring, Carpet, Commercial Standard                                                                           | 800 SF   | 8   | 2945139 |
| C2030                           | Throughout building | Fair      | Flooring, Wood, Strip                                                                                           | 2,500 SF | 20  | 2945155 |
| C2050                           | Roof                | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                                                                | 3,300 SF | 5   | 2945149 |
| Plumbing                        |                     |           |                                                                                                                 |          |     |         |
| D2010                           | Restrooms           | Good      | Toilet, Commercial Water Closet [No tag/plate found]                                                            | 1        | 25  | 2945157 |
| D2010                           | Throughout building | Good      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) [No tag/plate found]                     | 3,300 SF | 35  | 2945131 |
| D2010                           | Basement            | Fair      | Water Heater, Gas, Residential                                                                                  | 1        | 10  | 2945130 |
| D2010                           | Kitchenette         | Good      | Sink/Lavatory, Vanity Top, Stainless Steel [No tag/plate found]                                                 | 1        | 25  | 2945137 |
| D2010                           | Restrooms           | Good      | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China [No tag/plate found]                                 | 1        | 25  | 2945141 |
| HVAC                            |                     |           |                                                                                                                 |          |     |         |
| D3020                           |                     | Fair      | Furnace, Gas, 101 to 150 MBH                                                                                    | 1        | 15  | 2946754 |
| D3030                           | Building exterior   | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]                                                    | 1        | 10  | 2945134 |
| Fire Protection                 |                     |           |                                                                                                                 |          |     |         |
| D4010                           | Basement            | Good      | Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate [No tag/plate found] | 3,300 SF | 35  | 2945152 |
| Electrical                      |                     |           |                                                                                                                 |          |     |         |
| D5020                           | Basement            | Good      | Distribution Panel, 120/208 V [No tag/plate found]                                                              | 1        | 25  | 2945142 |
| D5030                           | Throughout building | Good      | Electrical System, Wiring & Switches, Average or Low Density/Complexity [No tag/plate found]                    | 3,300 SF | 35  | 2945132 |
| D5040                           | Throughout building | Fair      | Emergency & Exit Lighting, Exit Sign, LED [No tag/plate found]                                                  | 2        | 5   | 2945133 |
| D5040                           | Basement            | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures [No tag/plate found]                 | 3,300 SF | 15  | 2945150 |
| Fire Alarm & Electronic Systems |                     |           |                                                                                                                 |          |     |         |
| D7050                           | Basement            | Fair      | Fire Alarm Panel, Fully Addressable [No tag/plate found]                                                        | 1        | 10  | 2945144 |
| Equipment & Furnishings         |                     |           |                                                                                                                 |          |     |         |

| UF L3 Code | Location    | Condition | Asset/Component/Repair                                                                         | Quantity | RUL | Item 9b. |
|------------|-------------|-----------|------------------------------------------------------------------------------------------------|----------|-----|----------|
| E2010      | Kitchenette | Fair      | Casework, Cabinetry, Hardwood Standard [No tag/plate found]                                    | 8 LF     | 15  | 2945147  |
| Sitework   |             |           |                                                                                                |          |     |          |
| G2060      | Parking lot | Fair      | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install [No tag/plate found] | 1        | 10  | 2945128  |
| G2060      | Site        | Fair      | Park Bench, Metal Powder-Coated [No tag/plate found]                                           | 1        | 10  | 2945154  |
| G2060      | Site        | Fair      | Fences & Gates, Fence, Wood Board 6' [No tag/plate found]                                      | 50 LF    | 10  | 2945151  |



| Replacement Reserves Report |                                                                                     |                      |                |      |     |          |      |             |           |      |      |      |      |      |          |      |      |         |      |           |      |      |      |      |          |      |      |         |          |          |                            |
|-----------------------------|-------------------------------------------------------------------------------------|----------------------|----------------|------|-----|----------|------|-------------|-----------|------|------|------|------|------|----------|------|------|---------|------|-----------|------|------|------|------|----------|------|------|---------|----------|----------|----------------------------|
| Ermatinger House            |                                                                                     |                      |                |      |     |          |      |             |           |      |      |      |      |      |          |      |      |         |      |           |      |      |      |      |          |      |      |         |          |          |                            |
| 7/19/2021                   |                                                                                     |                      |                |      |     |          |      |             |           |      |      |      |      |      |          |      |      |         |      |           |      |      |      |      |          |      |      |         |          |          |                            |
| ID                          | Cost Description                                                                    | Location Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2021 | 2022 | 2023 | 2024 | 2025 | 2026     | 2027 | 2028 | 2029    | 2030 | 2031      | 2032 | 2033 | 2034 | 2035 | 2036     | 2037 | 2038 | 2039    | 2040     | 2041     | Deficiency Repair Estimate |
| <a href="#">2945143</a>     | Stairs, Wood, Interior, Replace                                                     | Throughout building  | 30             | 10   | 20  | 60       | SF   | \$52.00     | \$3,120   |      |      |      |      |      |          |      |      |         |      |           |      |      |      |      |          |      |      |         | \$3,120  | \$3,120  |                            |
| <a href="#">2945135</a>     | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint               | Building exterior    | 10             | 5    | 5   | 4600     | SF   | \$3.90      | \$17,940  |      |      |      |      |      | \$17,940 |      |      |         |      |           |      |      |      |      | \$17,940 |      |      |         |          |          | \$35,880                   |
| <a href="#">2945146</a>     | Exterior Walls, Wood Clapboard Siding, 1-2 Story Building, Replace                  | Building exterior    | 30             | 10   | 20  | 4600     | SF   | \$13.00     | \$59,800  |      |      |      |      |      |          |      |      |         |      |           |      |      |      |      |          |      |      |         | \$59,800 | \$59,800 |                            |
| <a href="#">2945129</a>     | Window, Wood Historical, 16-25 SF, Restore                                          | Building exterior    | 30             | 20   | 10  | 24       | EA   | \$4,680.00  | \$112,320 |      |      |      |      |      |          |      |      |         |      | \$112,320 |      |      |      |      |          |      |      |         |          |          | \$112,320                  |
| <a href="#">2945136</a>     | Exterior Door, Wood, French Residential, Replace                                    | Building exterior    | 25             | 15   | 10  | 3        | EA   | \$1,300.00  | \$3,900   |      |      |      |      |      |          |      |      |         |      | \$3,900   |      |      |      |      |          |      |      |         |          |          | \$3,900                    |
| <a href="#">2945153</a>     | Roofing, Asphalt Shingle, 20-Year Standard, Replace                                 | Roof                 | 20             | 5    | 15  | 764      | SF   | \$4.94      | \$3,774   |      |      |      |      |      |          |      |      |         |      |           |      |      |      |      | \$3,774  |      |      |         |          |          | \$3,774                    |
| <a href="#">2945158</a>     | Roofing, Single-Ply Membrane, TPO/PVC, Replace                                      | Roof                 | 20             | 5    | 15  | 1240     | SF   | \$22.10     | \$27,404  |      |      |      |      |      |          |      |      |         |      |           |      |      |      |      | \$27,404 |      |      |         |          |          | \$27,404                   |
| <a href="#">2945140</a>     | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace             | Roof                 | 20             | 10   | 10  | 250      | LF   | \$11.70     | \$2,925   |      |      |      |      |      |          |      |      |         |      | \$2,925   |      |      |      |      |          |      |      |         |          |          | \$2,925                    |
| <a href="#">2945148</a>     | Interior Door, Wood, Hollow-Core Residential, Replace                               | Throughout building  | 20             | 10   | 10  | 19       | EA   | \$520.00    | \$9,880   |      |      |      |      |      |          |      |      |         |      | \$9,880   |      |      |      |      |          |      |      |         |          |          | \$9,880                    |
| <a href="#">2945145</a>     | Wall Finishes, any surface, Prep & Paint                                            | Throughout building  | 10             | 5    | 5   | 5000     | SF   | \$1.95      | \$9,750   |      |      |      |      |      | \$9,750  |      |      |         |      |           |      |      |      |      | \$9,750  |      |      |         |          |          | \$19,500                   |
| <a href="#">2945155</a>     | Flooring, Wood, Strip, Replace                                                      | Throughout building  | 30             | 10   | 20  | 2500     | SF   | \$19.50     | \$48,750  |      |      |      |      |      |          |      |      |         |      |           |      |      |      |      |          |      |      |         | \$48,750 | \$48,750 |                            |
| <a href="#">2945139</a>     | Flooring, Carpet, Commercial Standard, Replace                                      | Throughout building  | 10             | 2    | 8   | 800      | SF   | \$9.75      | \$7,800   |      |      |      |      |      |          |      |      | \$7,800 |      |           |      |      |      |      |          |      |      | \$7,800 |          |          | \$15,600                   |
| <a href="#">2945149</a>     | Ceiling Finishes, any flat surface, Prep & Paint                                    | Roof                 | 10             | 5    | 5   | 3300     | SF   | \$2.60      | \$8,580   |      |      |      |      |      | \$8,580  |      |      |         |      |           |      |      |      |      | \$8,580  |      |      |         |          |          | \$17,160                   |
| <a href="#">2945130</a>     | Water Heater, Gas, Residential, Replace                                             | Basement             | 15             | 5    | 10  | 1        | EA   | \$1,690.00  | \$1,690   |      |      |      |      |      |          |      |      |         |      | \$1,690   |      |      |      |      |          |      |      |         |          |          | \$1,690                    |
| <a href="#">2946754</a>     | Furnace, Gas, 101 to 150 MBH, Replace                                               | Ermatinger House     | 20             | 5    | 15  | 1        | EA   | \$8,060.00  | \$8,060   |      |      |      |      |      |          |      |      |         |      |           |      |      |      |      | \$8,060  |      |      |         |          |          | \$8,060                    |
| <a href="#">2945134</a>     | Split System, Condensing Unit/Heat Pump, Replace                                    | Building exterior    | 15             | 5    | 10  | 1        | EA   | \$9,230.00  | \$9,230   |      |      |      |      |      |          |      |      |         |      | \$9,230   |      |      |      |      |          |      |      |         |          |          | \$9,230                    |
| <a href="#">2945133</a>     | Emergency & Exit Lighting, Exit Sign, LED, Replace                                  | Throughout building  | 10             | 5    | 5   | 2        | EA   | \$286.00    | \$572     |      |      |      |      |      | \$572    |      |      |         |      |           |      |      |      |      | \$572    |      |      |         |          |          | \$1,144                    |
| <a href="#">2945150</a>     | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | Basement             | 20             | 5    | 15  | 3300     | SF   | \$10.40     | \$34,320  |      |      |      |      |      |          |      |      |         |      |           |      |      |      |      | \$34,320 |      |      |         |          |          | \$34,320                   |
| <a href="#">2945144</a>     | Fire Alarm Panel, Fully Addressable, Replace                                        | Basement             | 15             | 5    | 10  | 1        | EA   | \$19,500.00 | \$19,500  |      |      |      |      |      |          |      |      |         |      | \$19,500  |      |      |      |      |          |      |      |         |          |          | \$19,500                   |
| <a href="#">2945147</a>     | Casework, Cabinetry, Hardwood Standard, Replace                                     | Kitchenette          | 20             | 5    | 15  | 8        | LF   | \$390.00    | \$3,120   |      |      |      |      |      |          |      |      |         |      |           |      |      |      |      | \$3,120  |      |      |         |          |          | \$3,120                    |
| <a href="#">2945154</a>     | Park Bench, Metal Powder-Coated, Replace                                            | Site                 | 20             | 10   | 10  | 1        | EA   | \$910.00    | \$910     |      |      |      |      |      |          |      |      |         |      | \$910     |      |      |      |      |          |      |      |         |          |          | \$910                      |

|                                                         |                                                                           |             |    |    |    |    |    |          |         |     |     |     |     |     |          |     |     |         |     |           |     |     |     |     |           |     |     |          |     |           |           |
|---------------------------------------------------------|---------------------------------------------------------------------------|-------------|----|----|----|----|----|----------|---------|-----|-----|-----|-----|-----|----------|-----|-----|---------|-----|-----------|-----|-----|-----|-----|-----------|-----|-----|----------|-----|-----------|-----------|
| <a href="#">2945151</a>                                 | Fences & Gates, Fence, Wood Board 6', Replace                             | Site        | 20 | 10 | 10 | 50 | LF | \$36.40  | \$1,820 |     |     |     |     |     |          |     |     |         |     | \$1,820   |     |     |     |     |           |     |     |          |     | \$1,820   |           |
| <a href="#">2945128</a>                                 | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install | Parking lot | 20 | 10 | 10 | 1  | EA | \$650.00 | \$650   |     |     |     |     |     |          |     |     |         |     | \$650     |     |     |     |     |           |     |     |          |     | \$650     |           |
| Totals, Unescalated                                     |                                                                           |             |    |    |    |    |    |          |         | \$0 | \$0 | \$0 | \$0 | \$0 | \$36,842 | \$0 | \$0 | \$7,800 | \$0 | \$162,825 | \$0 | \$0 | \$0 | \$0 | \$113,520 | \$0 | \$0 | \$7,800  | \$0 | \$111,670 | \$440,457 |
| Totals, Escalated (3.0% inflation, compounded annually) |                                                                           |             |    |    |    |    |    |          |         | \$0 | \$0 | \$0 | \$0 | \$0 | \$42,710 | \$0 | \$0 | \$9,881 | \$0 | \$218,823 | \$0 | \$0 | \$0 | \$0 | \$176,861 | \$0 | \$0 | \$13,279 | \$0 | \$201,688 | \$663,242 |

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Hartke Park  
556 Hartke Loop  
Oregon City, Oregon 97045

## **PREPARED BY:**

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## **BV PROJECT #:**

148392.21R000-025.0017

## **DATE OF REPORT:**

July 12, 2021

## **ON SITE DATE:**

March 7, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community Park                                                                                                                                              |
| Main Address                      | 556 Hartke Loop, Oregon City, Oregon 97045                                                                                                                  |
| Site Developed                    | 1996<br>Renovated 2021-Signage                                                                                                                              |
| Lot Size                          | 1.00 acres (estimated)                                                                                                                                      |
| Number of Substantial Buildings   | 0                                                                                                                                                           |
| Parking Spaces                    | N/A                                                                                                                                                         |
| Date(s) of Visit                  | March 7, 2021                                                                                                                                               |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                        |
| On-site Point of Contact (POC)    | Jon Waverly                                                                                                                                                 |
| Assessment and Report Prepared By | Jonathan Levine<br>Konnye Zavala                                                                                                                            |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                    |

## Park Findings and Deficiencies

### Historical Summary

The Park was constructed around 1996 and renovated in 2021. The renovation in 2021 was the property signage. The Park is open to the community.

### Site and Amenities

There is a basketball court that is in poor condition, there are major cracks throughout the site, and it needs to be seal and striped and milled over. There is a tennis fence, drinking fountains, chain link fencing, and trash receptacles throughout in fair condition. There is no irrigation system for the site, and it is recommended to be installed.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |                 |                        |                       |                       |                         |                  |
|------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                       | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Plumbing                     | -               | -                      | \$5,113               | -                     | \$7,967                 | \$13,080         |
| Site Development             | \$24,440        | \$84,624               | \$32,853              | \$12,535              | \$106,118               | \$260,570        |
| <b>TOTALS</b>                | <b>\$24,500</b> | <b>\$84,700</b>        | <b>\$38,000</b>       | <b>\$12,600</b>       | <b>\$114,100</b>        | <b>\$273,900</b> |

## Immediate Needs

| Facility/Building |  | Total Items |  | Total Cost      |  |
|-------------------|--|-------------|--|-----------------|--|
| Hartke Park       |  | 1           |  | \$24,400        |  |
| <b>Total</b>      |  | <b>1</b>    |  | <b>\$24,400</b> |  |

| Hartke Park            |             |                      |         |                                                                    |           |                          |                 |
|------------------------|-------------|----------------------|---------|--------------------------------------------------------------------|-----------|--------------------------|-----------------|
| ID                     | Location    | Location Description | UF Code | Description                                                        | Condition | Plan Type                | Cost            |
| 2925486                | Hartke Park | Site                 | G2080   | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install | NA        | Modernization/Adaptation | \$24,400        |
| <b>Total (1 items)</b> |             |                      |         |                                                                    |           |                          | <b>\$24,400</b> |



## Key Findings



### Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement  
Hartke Park Site

Uniformat Code: G2051

Recommendation: **Seal and Stripe in 2022**

Priority Score: **82.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,400

\$\$\$\$

Sealing and striping is mostly worn and faded - AssetCALC ID: 2925494



### Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement  
Hartke Park Site

Uniformat Code: G2051

Recommendation: **Mill and Overlay in 2022**

Priority Score: **82.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$72,800

\$\$\$\$

Asphalt pavement throughout site is cracked, spalled, and has potholes - AssetCALC ID: 2925487

No photo

Modernization recommendation

Item does not currently exist at site

### Irrigation System

Pop-Up Spray Heads, Commercial  
Hartke Park Site

Uniformat Code: G2081

Recommendation: **Replace/Install in 2021**

Priority Score: **54.9**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$24,400

\$\$\$\$

No irrigation system exists on site - AssetCALC ID: 2925486

## Plan Types

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

### Plan Type Descriptions

#### Safety

An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.

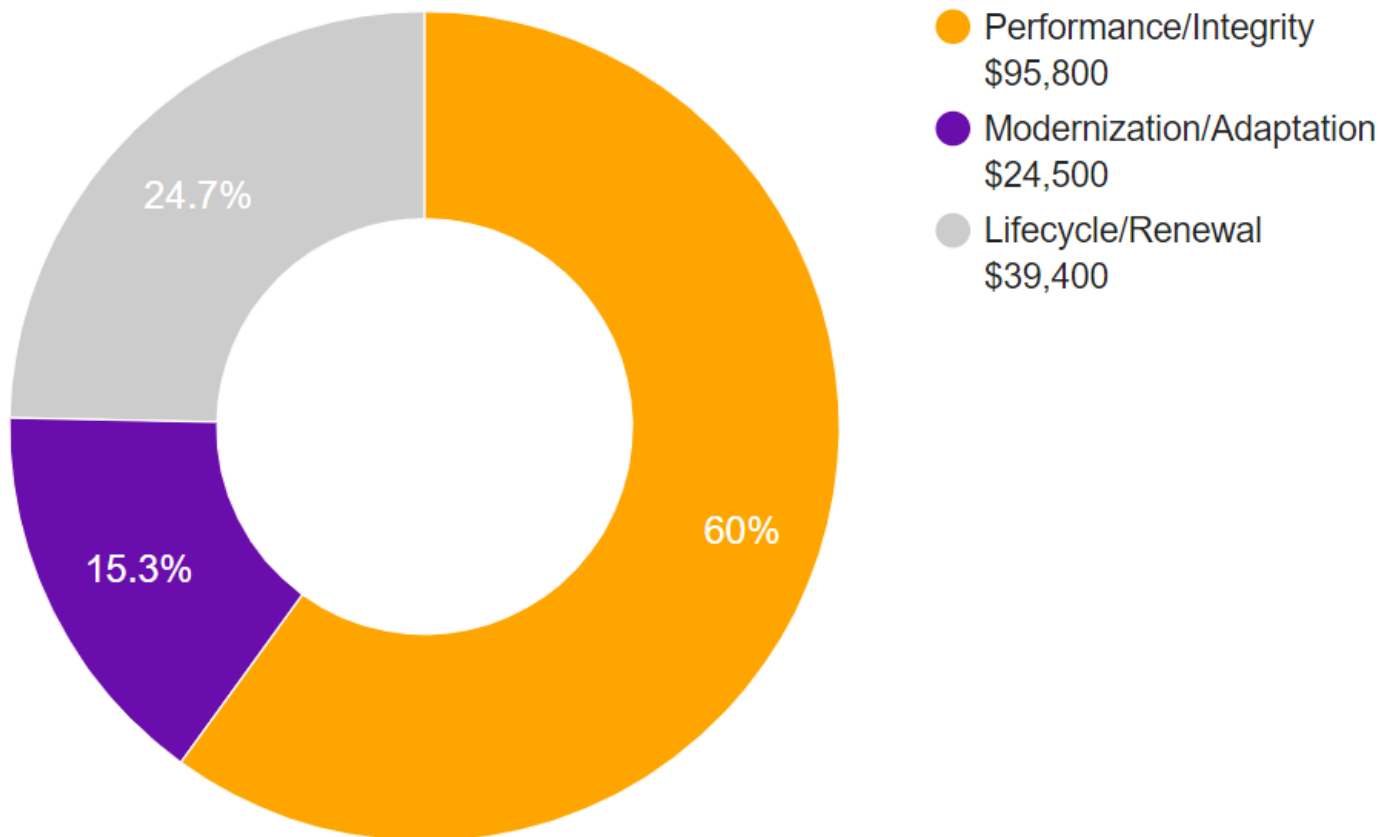
#### Performance/Integrity

Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.

## Plan Type Descriptions

|                            |                                                                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Accessibility</b>       | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                              |
| <b>Environmental</b>       | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                           |
| <b>Retrofit/Adaptation</b> | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.       |
| <b>Lifecycle/Renewal</b>   | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted. |

## Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$159,700**

## 2. General Park Summary



| General Site Information          |                                                                                                          |           |           |
|-----------------------------------|----------------------------------------------------------------------------------------------------------|-----------|-----------|
| Asset                             | Description                                                                                              | Quantity  | Condition |
| <b>Sports Apparatus</b>           | Backstops                                                                                                | 2 EA      | Fair      |
| <b>Drinking Fountain</b>          | Exterior Site                                                                                            | 1 EA      | Fair      |
| <b>Fences</b>                     | Chain Link 4'                                                                                            | 100 LF    | Fair      |
| <b>Athletic Surface</b>           | Basketball Court                                                                                         | 16,000 SF | Poor      |
| <b>Irrigation System</b>          | Pop-Up Spray Heads, Install                                                                              | 18,800 SF | N/A       |
| <b>Fences</b>                     | Chain Link 8'                                                                                            | 530 LF    | Fair      |
| <b>Trash Receptacles</b>          | Light Duty                                                                                               | 1 EA      | Fair      |
| <b>Sports Apparatus</b>           | Tennis Post and Anchors                                                                                  | 2 EA      | Fair      |
| <b>Landscaping and Topography</b> | No significant landscaping features.<br>Irrigation not present<br>Low to moderate site slopes throughout |           |           |

**General Site Information**

|                                     |                                                                                                                                                         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>On-Site Vehicular Paving</b>     | N/A                                                                                                                                                     |
| <b>Pedestrian paving and Trails</b> | Concrete sidewalks                                                                                                                                      |
| <b>On-Site Amenities</b>            | Chain link fencing, trash receptacles                                                                                                                   |
| <b>Ancillary Buildings</b>          | N/A                                                                                                                                                     |
| <b>Fields and Lots</b>              | Basketball court, backstops                                                                                                                             |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings                                                                                              |
| <b>Accessibility</b>                | Presently it does not appear an accessibility study is needed for the general site areas.                                                               |
| <b>Key Issues and Findings</b>      | The basketball court needs to be replaced as there is cracking and needs to be sealed and striped. An irrigation system is recommended to be installed. |

### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.



## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park was originally constructed in 1996 and substantially renovated in 2021.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.



## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Hartke Park, 556 Hartke Loop, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Konnye Zavala,  
Project Manager

**Reviewed by:**



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1

PARK OVERVIEW



2

LANDSCAPING



3

DRINKING FOUNTAIN



4

ATHLETIC COURT, BASKETBALL



5

ATHLETIC COURT, BASKETBALL,  
SEAL AND STRIPE

6

SPORT APPARATUS,  
BASKETBALL





7

SPORT APPARATUS, TENNIS



8

FENCE, CHAIN LINK



9

FENCE, CHAIN LINK



10

TRASH RECEPTACLE



11

ATHLETIC SURFACE, ASPHALT



12

ATHLETIC SURFACE, ASPHALT



13

BASKETBALL COURT, MOSS  
GROWTH

14

ATHLETIC SURFACE, ASPHALT





| <br><b>BUREAU VERITAS</b> | Project Number        | Project Name  |  |
|--------------------------------------------------------------------------------------------------------------|-----------------------|---------------|---------------------------------------------------------------------------------------|
|                                                                                                              | 148392.21R000-025.017 | Hartke Park   |                                                                                       |
|                                                                                                              | Source                | On-Site Date  |                                                                                       |
|                                                                                                              | Google                | March 7, 2021 |                                                                                       |



### PRE-SURVEY QUESTIONNAIRE

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

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

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

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

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

| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

# Visual Survey - 2010 ADA Standards for Accessible Design

Item 9b.

Property Name: Hartke Park

BV Project Number: 148392.21R000-025.017

## Facility History & Interview

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

## Hartke Park: Accessibility Issues

|                       | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None* |
|-----------------------|-----------------------------------------|--------------------------------------------|--------------|-------|
| Parking               |                                         | NA                                         |              |       |
| Exterior Route        |                                         | Ramp                                       |              |       |
| Building Entrances    |                                         | NA                                         |              |       |
| Interior Route        |                                         | NA                                         |              |       |
| Elevators             |                                         | NA                                         |              |       |
| Public Restrooms      |                                         | NA                                         |              |       |
| Kitchens/Kitchenettes |                                         | NA                                         |              |       |
| Playgrounds & Pools   |                                         | NA                                         |              |       |

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

## Hartke Park Accessibility: Photographic Overview



1 – PARK ENTRANCE/CURB CUT



2 – PARK RAMP



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

## Reference Guide

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

| UF L3 Code                               | Location         | Condition | Asset/Component/Repair                                                           | Quantity  | RUL | ID      |
|------------------------------------------|------------------|-----------|----------------------------------------------------------------------------------|-----------|-----|---------|
| Plumbing                                 |                  |           |                                                                                  |           |     |         |
| D2010                                    | Site             | Fair      | Drinking Fountain, Exterior/Site, Precast Pedestal                               | 1         | 3   | 2925493 |
| Athletic, Recreational & Playfield Areas |                  |           |                                                                                  |           |     |         |
| G2050                                    | Tennis courts    | Fair      | Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors                      | 2         | 5   | 2925488 |
| G2050                                    | Site             | Poor      | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 16,000 SF | 1   | 2925487 |
| G2050                                    | Site             | Poor      | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe  | 16,000 SF | 1   | 2925494 |
| G2050                                    | Basketball court | Fair      | Sports Apparatus, Basketball, Backboard/Rim/Pole                                 | 2         | 5   | 2925495 |
| Sitework                                 |                  |           |                                                                                  |           |     |         |
| G2060                                    | Site             | Fair      | Fences & Gates, Fence, Chain Link 4'                                             | 100 LF    | 15  | 2925490 |
| G2060                                    | Site             | Excellent | Signage, Property, Building or Pole-Mounted, Replace/Install                     | 1         | 20  | 2925492 |
| G2060                                    | Site             | Fair      | Fences & Gates, Fence, Chain Link 8'                                             | 530 LF    | 15  | 2925491 |
| G2060                                    | Site             | Fair      | Trash Receptacle, Portable/Light-Duty                                            | 1         | 7   | 2925489 |
| G2080                                    | Site             | NA        | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install               | 18,800 SF | 0   | 2925486 |

Replacement Reserves Report

Hartke Park

Item 9b.

7/15/2021

| Location    | 2021     | 2022     | 2023 | 2024    | 2025 | 2026     | 2027     | 2028    | 2029 | 2030 | 2031 | 2032     | 2033 | 2034 | 2035 | 2036     | 2037     | 2038 | 2039    | 2040 | 2041     | Total Escalated Estimate |
|-------------|----------|----------|------|---------|------|----------|----------|---------|------|------|------|----------|------|------|------|----------|----------|------|---------|------|----------|--------------------------|
| Hartke Park | \$24,440 | \$84,625 | \$0  | \$5,114 | \$0  | \$32,854 | \$11,176 | \$1,359 | \$0  | \$0  | \$0  | \$12,956 | \$0  | \$0  | \$0  | \$30,482 | \$15,020 | \$0  | \$7,967 | \$0  | \$47,663 | \$273,657                |
| Grand Total | \$24,440 | \$84,625 | \$0  | \$5,114 | \$0  | \$32,854 | \$11,176 | \$1,359 | \$0  | \$0  | \$0  | \$12,956 | \$0  | \$0  | \$0  | \$30,482 | \$15,020 | \$0  | \$7,967 | \$0  | \$47,663 | \$273,657                |

| Unifor<br>mat<br>Code                                   | ID      | Cost Description                                                                 | Lifespan<br>(EUL) | EAge | RUL | Quantity | Unit | Unit Cost   | * Subtotal | 2021     | 2022     | 2023 | 2024    | 2025 | 2026     | 2027     | 2028    | 2029 | 2030 | 2031 | 2032     | 2033 | 2034 | 2035 | 2036     | 2037     | 2038    | 2039    | 2040 | 2041     | Deficiency Repair<br>Estimate |
|---------------------------------------------------------|---------|----------------------------------------------------------------------------------|-------------------|------|-----|----------|------|-------------|------------|----------|----------|------|---------|------|----------|----------|---------|------|------|------|----------|------|------|------|----------|----------|---------|---------|------|----------|-------------------------------|
| D2010                                                   | 2925493 | Drinking Fountain, Exterior/Site, Precast Pedestal, Replace                      | 15                | 12   | 3   | 1        | EA   | \$4,680.00  | \$4,680    |          |          |      | \$4,680 |      |          |          |         |      |      |      |          |      |      |      |          |          |         | \$4,680 |      |          | \$9,360                       |
| G2050                                                   | 2925487 | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 25                | 24   | 1   | 16000    | SF   | \$4.55      | \$72,800   |          | \$72,800 |      |         |      |          |          |         |      |      |      |          |      |      |      |          |          |         |         |      |          | \$72,800                      |
| G2050                                                   | 2925494 | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe  | 5                 | 4    | 1   | 16000    | SF   | \$0.59      | \$9,360    |          | \$9,360  |      |         |      |          | \$9,360  |         |      |      |      | \$9,360  |      |      |      |          |          | \$9,360 |         |      |          | \$37,440                      |
| G2050                                                   | 2925488 | Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace             | 20                | 15   | 5   | 2        | EA   | \$1,820.00  | \$3,640    |          |          |      |         |      | \$3,640  |          |         |      |      |      |          |      |      |      |          |          |         |         |      |          | \$3,640                       |
| G2050                                                   | 2925495 | Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace                        | 25                | 20   | 5   | 2        | EA   | \$12,350.00 | \$24,700   |          |          |      |         |      | \$24,700 |          |         |      |      |      |          |      |      |      |          |          |         |         |      |          | \$24,700                      |
| G2060                                                   | 2925489 | Trash Receptacle, Portable/Light-Duty, Replace                                   | 15                | 8    | 7   | 1        | EA   | \$1,105.00  | \$1,105    |          |          |      |         |      |          |          | \$1,105 |      |      |      |          |      |      |      |          |          |         |         |      |          | \$1,105                       |
| G2060                                                   | 2925490 | Fences & Gates, Fence, Chain Link 4', Replace                                    | 40                | 25   | 15  | 100      | LF   | \$23.40     | \$2,340    |          |          |      |         |      |          |          |         |      |      |      |          |      |      |      |          | \$2,340  |         |         |      |          | \$2,340                       |
| G2060                                                   | 2925491 | Fences & Gates, Fence, Chain Link 8', Replace                                    | 40                | 25   | 15  | 530      | LF   | \$32.50     | \$17,225   |          |          |      |         |      |          |          |         |      |      |      |          |      |      |      |          | \$17,225 |         |         |      |          | \$17,225                      |
| G2060                                                   | 2925492 | Signage, Property, Building or Pole-Mounted, Replace/Install                     | 20                | 0    | 20  | 1        | EA   | \$1,950.00  | \$1,950    |          |          |      |         |      |          |          |         |      |      |      |          |      |      |      |          |          |         |         |      | \$1,950  | \$1,950                       |
| G2080                                                   | 2925486 | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install               | 20                | 20   | 0   | 18800    | SF   | \$1.30      | \$24,440   | \$24,440 |          |      |         |      |          |          |         |      |      |      |          |      |      |      |          |          |         |         |      | \$24,440 | \$48,880                      |
| Totals, Unescalated                                     |         |                                                                                  |                   |      |     |          |      |             |            | \$24,440 | \$82,160 | \$0  | \$4,680 | \$0  | \$28,340 | \$9,360  | \$1,105 | \$0  | \$0  | \$0  | \$9,360  | \$0  | \$0  | \$0  | \$19,565 | \$9,360  | \$0     | \$4,680 | \$0  | \$26,390 | \$219,440                     |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                  |                   |      |     |          |      |             |            | \$24,440 | \$84,625 | \$0  | \$5,114 | \$0  | \$32,854 | \$11,176 | \$1,359 | \$0  | \$0  | \$0  | \$12,956 | \$0  | \$0  | \$0  | \$30,482 | \$15,020 | \$0     | \$7,967 | \$0  | \$47,663 | \$273,657                     |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Hazelwood Park  
920 Laurelwood Drive  
Oregon City, Oregon 97045

## PREPARED BY:

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

## BV CONTACT:

James A. Cave, RA  
Program Manager  
800.733.0660 x6554  
[Jim.cave@bvna.com](mailto:Jim.cave@bvna.com)

## BV PROJECT #:

148392.21R000-026.017

## DATE OF REPORT:

July 15, 2021

## ON SITE DATE:

March 7, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Small neighborhood park                                                                                                                                      |
| Main Address                      | 920 Laurelwood Drive, Oregon City, Oregon 97045                                                                                                              |
| Site Developed                    | 2005 (estimated)<br>Renovated 2016                                                                                                                           |
| Lot Size                          | 0.54 acres (estimated)                                                                                                                                       |
| Number of Substantial Buildings   | 0                                                                                                                                                            |
| Parking Spaces                    | N/A                                                                                                                                                          |
| Date(s) of Visit                  | March 7, 2021                                                                                                                                                |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orcify.org">dconrad@orcify.org</a>                           |
| On-site Point of Contact (POC)    | Jon Waverly                                                                                                                                                  |
| Assessment and Report Prepared By | Jonathan Levine<br>Konnye Zavala                                                                                                                             |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |



## Park Findings and Deficiencies

### Historical Summary

The park was constructed around 2005. The play structure was added in 2016. The park is located within a small community and is open to the public.

### Site and Amenities

The park is lightly furnished with a drinking fountain and a bike rack that is in fair condition. There is a small play structure that has wood chips. There is no irrigation system at the site, it is recommended to be installed.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |                 |                        |                       |                       |                         |                  |
|------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                       | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Plumbing                     | -               | -                      | \$5,425               | -                     | \$8,452                 | \$13,877         |
| Site Development             | \$30,550        | \$4,413                | \$5,575               | \$5,269               | \$102,782               | \$148,589        |
| <b>TOTALS</b>                | <b>\$30,600</b> | <b>\$4,500</b>         | <b>\$11,000</b>       | <b>\$5,300</b>        | <b>\$111,300</b>        | <b>\$162,700</b> |

## Immediate Needs

| Facility/Building | Total Items | Total Cost      |
|-------------------|-------------|-----------------|
| Hazelwood Park    | 1           | \$30,600        |
| <b>Total</b>      | <b>1</b>    | <b>\$30,600</b> |

### Hazelwood Park

| ID                     | Location       | Location Description | UF Code | Description                                                        | Condition | Plan Type                | Cost            |
|------------------------|----------------|----------------------|---------|--------------------------------------------------------------------|-----------|--------------------------|-----------------|
| 2925500                | Hazelwood Park | Site                 | G2080   | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install | NA        | Modernization/Adaptation | \$30,600        |
| <b>Total (1 items)</b> |                |                      |         |                                                                    |           |                          | <b>\$30,600</b> |

Key Findings

|                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div><input checked="" type="checkbox"/> Include/Exclude</div><div><div>No photo</div><div>Modernization recommendation</div><div>Item does not currently exist at site</div></div></div> <div>No irrigation system on site<br/>AssetCalc ID: 2925500</div> | <div><div>Irrigation System</div><div>Pop-Up Spray Heads, Commercial (Uniformat Code: G2080)</div><div>Hazelwood Park Site</div><div>Recommendation: <b>Replace/Install</b> in 2021.</div></div> | <div><div>Priority Score</div><div>54.9</div></div> <div><div>Plan Type:</div><div>Modernization/Adaptation</div></div> <div><div>Cost Estimate:</div><div>\$ 30,600</div></div> <div><div>\$\$\$</div></div> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

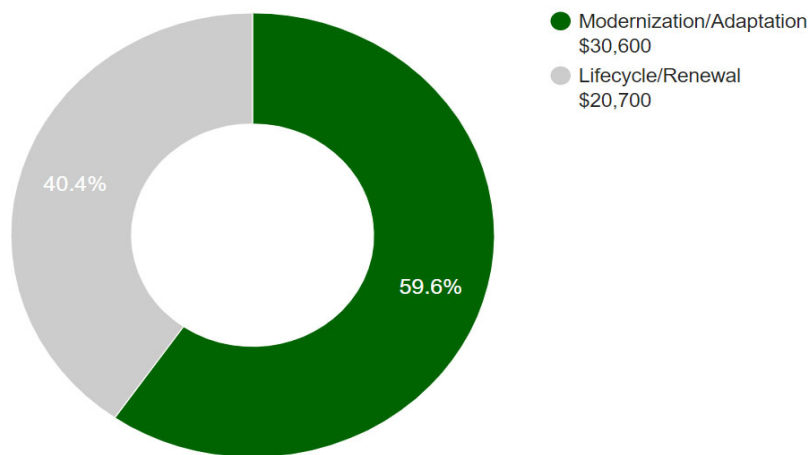
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$51,300

2. General Park Summary



| General Site Information     |                                                                                                          |          |           |
|------------------------------|----------------------------------------------------------------------------------------------------------|----------|-----------|
| Asset                        | Description                                                                                              | Quantity | Condition |
| Bike Rack                    | 6-10 Bikes                                                                                               | 1 EA     | Fair      |
| Play Structure               | Multipurpose, Small                                                                                      | 1 EA     | Good      |
| Play Structure               | Swing Set, 4 Seats                                                                                       | 1 EA     | Good      |
| Playfield Surface            | Wood Chips 6"                                                                                            | 1,600 SF | Good      |
| Drinking Fountain            | Exterior                                                                                                 | 1 EA     | Fair      |
| Landscaping and Topography   | No significant landscaping features.<br>Irrigation not present<br>Low to moderate site slopes throughout |          |           |
| On-Site Vehicular Paving     | N/A                                                                                                      |          |           |
| Pedestrian paving and Trails | N/A                                                                                                      |          |           |
| On-Site Amenities            | Bike rack, drinking fountain                                                                             |          |           |
| Ancillary Buildings          | N/A                                                                                                      |          |           |
| Fields and Lots              | Play surfaces, play structure                                                                            |          |           |



General Site Information

|                         |                                                                                           |
|-------------------------|-------------------------------------------------------------------------------------------|
| Storm Water Management  | Surface drainage to developed and undeveloped surroundings                                |
| Accessibility           | Presently it does not appear an accessibility study is needed for the general site areas. |
| Key Issues and Findings | An irrigation system is recommended to be installed.                                      |

### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park was originally constructed in 2005 (estimated) and substantially renovated around 2016.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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



## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Hazelwood Park, 920 Laurelwood Drive, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Konnye Zavala,  
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**Reviewed by:**



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1

PARK OVERVIEW



2

SIGNAGE



3

DRINKING FOUNTAIN



4

PLAY STRUCTURE



5

SWING SET



6

BIKE RACK





|  | Project Number        | Project Name   |  |
|-------------------------------------------------------------------------------------|-----------------------|----------------|---------------------------------------------------------------------------------------|
|                                                                                     | 148392.21R000-026.017 | Hazelwood Park |                                                                                       |
|                                                                                     | Source                | On-Site Date   |                                                                                       |
|                                                                                     | Google                | March 7, 2021  |                                                                                       |



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THE PRE-SURVEY QUESTIONNAIRE  
WAS NOT RETURNED TO BV

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# Visual Survey - 2010 ADA Standards for Accessible Design

Item 9b.

Property Name: Hazelwood Park

BV Project Number: 148392.21R000-026.017

## Facility History and Interview

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

## Hazelwood Park: Accessibility Issues

|                       | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None* |
|-----------------------|-----------------------------------------|--------------------------------------------|--------------|-------|
| Parking               | NA                                      |                                            |              |       |
| Exterior Route        | Throughout Site                         |                                            |              |       |
| Building Entrances    | NA                                      |                                            |              |       |
| Interior Route        | NA                                      |                                            |              |       |
| Elevators             | NA                                      |                                            |              |       |
| Public Restrooms      | NA                                      |                                            |              |       |
| Kitchens/Kitchenettes | NA                                      |                                            |              |       |
| Playgrounds and Pools | Play Structures                         |                                            |              |       |

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

## Hazelwood Park Accessibility: Photographic Overview



1 – PARK PATH OF TRAVEL



2 – PARK PATH OF TRAVEL



3 – NO ACCESSIBLE PATH TO PLAY STRUCTURE



4 - NO ACCESSIBLE PATH TO PLAY STRUCTURE

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

## Reference Guide

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

| UF L3 Code                               | Location | Condition | Asset/Component/Repair                                             | Quantity  | RUL | ID      |
|------------------------------------------|----------|-----------|--------------------------------------------------------------------|-----------|-----|---------|
| Plumbing                                 |          |           |                                                                    |           |     |         |
| D2010                                    | Site     | Fair      | Drinking Fountain, Exterior/Site, Precast Pedestal                 | 1         | 5   | 2925497 |
| Athletic, Recreational & Playfield Areas |          |           |                                                                    |           |     |         |
| G2050                                    | Site     | Good      | Play Structure, Multipurpose, Very Small                           | 1         | 15  | 2925501 |
| G2050                                    | Site     | Good      | Play Structure, Swing Set, 4 Seats                                 | 1         | 15  | 2925499 |
| G2050                                    | Site     | Good      | Playfield Surfaces, Chips Wood, 6" Depth                           | 1,600 SF  | 2   | 2925498 |
| Sitework                                 |          |           |                                                                    |           |     |         |
| G2060                                    | Site     | Fair      | Signage, Property, Building or Pole-Mounted, Replace/Install       | 1         | 3   | 2925496 |
| G2060                                    | Site     | Fair      | Bike Rack, Portable 6-10 Bikes                                     | 1         | 5   | 2925502 |
| G2080                                    | Site     | NA        | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install | 23,500 SF | 0   | 2925500 |



|                                                                                                                                                                                |          |                                                                    |         |         |      |                |      |      |         |          |            |             |          |      |         |          |      |          |      |         |          |                          |         |         |      |      |         |          |         |         |         |         |          |           |                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------------|---------|---------|------|----------------|------|------|---------|----------|------------|-------------|----------|------|---------|----------|------|----------|------|---------|----------|--------------------------|---------|---------|------|------|---------|----------|---------|---------|---------|---------|----------|-----------|----------------------------|
| Replacement Reserves Report                                                                                                                                                    |          |                                                                    |         |         |      |                |      |      |         |          |            |             |          |      |         |          |      |          |      |         |          |                          |         |         |      |      |         |          |         |         |         |         |          |           |                            |
| Hazelwood Park                                                                                                                                                                 |          |                                                                    |         |         |      |                |      |      |         |          |            |             |          |      |         |          |      |          |      |         |          |                          |         |         |      |      |         |          |         |         |         |         |          |           |                            |
| 7/15/2021                                                                                                                                                                      |          |                                                                    |         |         |      |                |      |      |         |          |            |             |          |      |         |          |      |          |      |         |          |                          |         |         |      |      |         |          |         |         |         |         |          |           |                            |
|                                                                                                                                                                                |          |                                                                    |         |         |      |                |      |      |         |          |            |             |          |      |         |          |      |          |      |         |          |                          |         |         |      |      |         |          |         |         |         |         |          |           |                            |
| Location                                                                                                                                                                       | 2021     | 2022                                                               | 2023    | 2024    | 2025 | 2026           | 2027 | 2028 | 2029    | 2030     | 2031       | 2032        | 2033     | 2034 | 2035    | 2036     | 2037 | 2038     | 2039 | 2040    | 2041     | Total Escalated Estimate |         |         |      |      |         |          |         |         |         |         |          |           |                            |
| Hazelwood Park                                                                                                                                                                 | \$30,550 | \$0                                                                | \$4,413 | \$4,262 | \$0  | \$12,509       | \$0  | \$0  | \$5,270 | \$0      | \$0        | \$5,758     | \$0      | \$0  | \$6,292 | \$17,216 | \$0  | \$6,876  | \$0  | \$0     | \$74,665 | \$167,810                |         |         |      |      |         |          |         |         |         |         |          |           |                            |
| Grand Total                                                                                                                                                                    | \$30,550 | \$0                                                                | \$4,413 | \$4,262 | \$0  | \$12,509       | \$0  | \$0  | \$5,270 | \$0      | \$0        | \$5,758     | \$0      | \$0  | \$6,292 | \$17,216 | \$0  | \$6,876  | \$0  | \$0     | \$74,665 | \$167,810                |         |         |      |      |         |          |         |         |         |         |          |           |                            |
|                                                                                                                                                                                |          |                                                                    |         |         |      |                |      |      |         |          |            |             |          |      |         |          |      |          |      |         |          |                          |         |         |      |      |         |          |         |         |         |         |          |           |                            |
| Uniformat Code                                                                                                                                                                 | ID       | Cost Description                                                   |         |         |      | Lifespan (EUL) | E    | Age  | RUL     | Quantity | Unit       | Unit Cost * | Subtotal | 2021 | 2022    | 2023     | 2024 | 2025     | 2026 | 2027    | 2028     | 2029                     | 2030    | 2031    | 2032 | 2033 | 2034    | 2035     | 2036    | 2037    | 2038    | 2039    | 2040     | 2041      | Deficiency Repair Estimate |
| D2010                                                                                                                                                                          | 2925497  | Drinking Fountain, Exterior/Site, Precast Pedestal, Replace        |         |         |      | 15             | 10   | 5    | 1       | EA       | \$4,680.00 | \$4,680     |          |      |         |          |      |          |      | \$4,680 |          |                          |         |         |      |      |         |          |         |         |         |         | \$4,680  | \$9,360   |                            |
| G2050                                                                                                                                                                          | 2925498  | Playfield Surfaces, Chips Wood, 6" Depth, Replace                  |         |         |      | 3              | 1    | 2    | 1600    | SF       | \$2.60     | \$4,160     |          |      |         | \$4,160  |      |          |      | \$4,160 |          |                          | \$4,160 |         |      |      |         | \$4,160  |         |         | \$4,160 |         | \$4,160  | \$29,120  |                            |
| G2050                                                                                                                                                                          | 2925501  | Play Structure, Multipurpose, Very Small, Replace                  |         |         |      | 20             | 5    | 15   | 1       | EA       | \$7,800.00 | \$7,800     |          |      |         |          |      |          |      |         |          |                          |         |         |      |      |         |          | \$7,800 |         |         |         |          | \$7,800   |                            |
| G2050                                                                                                                                                                          | 2925499  | Play Structure, Swing Set, 4 Seats, Replace                        |         |         |      | 20             | 5    | 15   | 1       | EA       | \$3,250.00 | \$3,250     |          |      |         |          |      |          |      |         |          |                          |         |         |      |      |         |          | \$3,250 |         |         |         |          | \$3,250   |                            |
| G2060                                                                                                                                                                          | 2925502  | Bike Rack, Portable 6-10 Bikes, Replace                            |         |         |      | 15             | 10   | 5    | 1       | EA       | \$1,950.00 | \$1,950     |          |      |         |          |      |          |      | \$1,950 |          |                          |         |         |      |      |         |          |         |         |         | \$1,950 | \$3,900  |           |                            |
| G2060                                                                                                                                                                          | 2925496  | Signage, Property, Building or Pole-Mounted, Replace/Install       |         |         |      | 20             | 17   | 3    | 1       | EA       | \$3,900.00 | \$3,900     |          |      |         | \$3,900  |      |          |      |         |          |                          |         |         |      |      |         |          |         |         |         |         |          | \$3,900   |                            |
| G2080                                                                                                                                                                          | 2925500  | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install |         |         |      | 20             | 20   | 0    | 23500   | SF       | \$1.30     | \$30,550    | \$30,550 |      |         |          |      |          |      |         |          |                          |         |         |      |      |         |          |         |         |         |         | \$30,550 | \$61,100  |                            |
| Totals, Unescalated                                                                                                                                                            |          |                                                                    |         |         |      |                |      |      |         |          |            |             | \$30,550 | \$0  | \$4,160 | \$3,900  | \$0  | \$10,790 | \$0  | \$0     | \$4,160  | \$0                      | \$0     | \$4,160 | \$0  | \$0  | \$4,160 | \$11,050 | \$0     | \$4,160 | \$0     | \$0     | \$41,340 | \$118,430 |                            |
| Totals, Escalated (3.0% inflation, compounded annually)                                                                                                                        |          |                                                                    |         |         |      |                |      |      |         |          |            |             | \$30,550 | \$0  | \$4,413 | \$4,262  | \$0  | \$12,509 | \$0  | \$0     | \$5,270  | \$0                      | \$0     | \$5,758 | \$0  | \$0  | \$6,292 | \$17,216 | \$0     | \$6,876 | \$0     | \$0     | \$74,665 | \$167,810 |                            |
| * Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost. |          |                                                                    |         |         |      |                |      |      |         |          |            |             |          |      |         |          |      |          |      |         |          |                          |         |         |      |      |         |          |         |         |         |         |          |           |                            |

Item 9b.


**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Hillendale Park  
19260 Clairmont Way  
Oregon City, Oregon 97045

## PREPARED BY:

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

148392.21R000-027.017

## DATE OF REPORT:

July 15, 2021

## ON SITE DATE:

April 7, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community park                                                                                                                                               |
| Main Address                      | 19260 Clairmont Way, Oregon City, Oregon 97045                                                                                                               |
| Site Developed                    | Unknown but more than 20 years old                                                                                                                           |
| Lot Size                          | 14.79 acres (from Property Record)                                                                                                                           |
| Number of Substantial Buildings   | 1                                                                                                                                                            |
| Parking Spaces                    | 55 total spaces all in open lots; 2 of which are accessible                                                                                                  |
| Date(s) of Visit                  | April 7, 2021                                                                                                                                                |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks & Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                           |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                   |
| Assessment and Report Prepared By | Rashad Alniai and Ethan Abeles                                                                                                                               |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |

## Park Findings and Deficiencies

### Historical Summary

Hillendale Park is located in the Hillendale neighborhood of Oregon City directly to the east of Clackamas County Jail. The original construction date of the park is unknown, but it appears to have been established for quite some time. The park consists of two parking lots, playground areas, a picnic area, walking trails, soccer fields, softball/baseball diamonds, combination tennis/basketball courts, a sand volleyball court, and seasonal restrooms.

### Architectural

The only buildings in the park are a simple restroom structure, a maintenance shed, and a picnic shelter. The restroom building is a CMU structure with a metal roof and steel doors. The maintenance shed has a similar construction but is considerably smaller. The picnic shelter is an open-air, wood-framed structure with a metal roof. There are also 7 simple wood-framed shade structures partially enclosing some of the park benches located throughout the park. All the structures appear to be well-maintained, and no deficiencies were identified.

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

There is very little in the way of MEPF equipment in the park. The restroom building contains the plumbing fixtures and infrastructure consistent with seasonal use where no hot water is present. The building also has both interior and exterior lighting. No fire alarm or suppression elements or HVAC equipment was observed.

### Site & Amenities

Hillendale Park has a significant number of site assets and amenities spread throughout the entirety of the park. Typical park elements such as benches and trash receptacles are present in all areas of the park while other elements such as playground equipment and picnic tables/camping grills are concentrated in particular areas like playgrounds and picnic shelters. While most of the site assets were observed to be in satisfactory condition, a limited number of park benches, picnic tables, and signage was deemed to be deficient and recommended for replacement. Similarly, the asphalt pavement covering the pedestrian bridge adjacent to the playground is badly degraded. Property management also reported that certain areas of the park have drainage issues during periods of heavy rains and require drainage improvements.

### Recommended Additional Studies

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

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |                 |                        |                       |                       |                         |                    |
|------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System                       | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
| Facade                       | -               | -                      | \$4,747               | \$26,206              | \$10,605                | \$41,558           |
| Roofing                      | -               | -                      | -                     | \$4,542               | \$29,759                | \$34,301           |
| Interiors                    | -               | -                      | \$3,864               | -                     | \$5,193                 | \$9,057            |
| Plumbing                     | -               | -                      | -                     | \$11,510              | \$17,821                | \$29,331           |
| Electrical                   | -               | -                      | -                     | \$1,728               | -                       | \$1,728            |
| Equipment & Furnishings      | -               | -                      | -                     | -                     | \$14,582                | \$14,582           |
| Special Construction & Demo  | -               | -                      | -                     | -                     | \$76,433                | \$76,433           |
| Site Development             | -               | \$37,924               | \$47,582              | \$72,469              | \$500,088               | \$658,063          |
| Site Utilities               | -               | -                      | -                     | \$27,953              | -                       | \$27,953           |
| Site Pavement                | -               | \$154                  | -                     | \$148,691             | \$244,561               | \$393,406          |
| Accessibility                | \$15,843        | -                      | -                     | -                     | -                       | \$15,843           |
| <b>TOTALS</b>                | <b>\$15,900</b> | <b>\$38,100</b>        | <b>\$56,200</b>       | <b>\$293,100</b>      | <b>\$899,100</b>        | <b>\$1,302,400</b> |

## Immediate Needs

| Facility/Building | Total Items | Total Cost      |
|-------------------|-------------|-----------------|
| Hillendale Park   | 4           | \$15,900        |
| <b>Total</b>      | <b>4</b>    | <b>\$15,900</b> |

### Hillendale Park

| ID                     | Location        | Location Description | UF Code | Description                                                                               | Condition | Plan Type     | Cost            |
|------------------------|-----------------|----------------------|---------|-------------------------------------------------------------------------------------------|-----------|---------------|-----------------|
| 2967413                | Hillendale Park | General Park         | Y1090   | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report                | NA        | Accessibility | \$9,800         |
| 2963317                | Hillendale Park | Baseball Field       | Y1080   | ADA Site & Recreational, Benches/Bleachers/Seating, Compliant Seats/Area, Replace/Install | NA        | Accessibility | \$5,200         |
| 2963284                | Hillendale Park | Parking lot South    | Y1020   | ADA Paths of Travel, Walkways, Asphalt Pathway, Install                                   | NA        | Accessibility | \$200           |
| 2963280                | Hillendale Park | Playground south     | Y1020   | ADA Paths of Travel, Walkways, Asphalt Pathway, Install                                   | NA        | Accessibility | \$700           |
| <b>Total (4 items)</b> |                 |                      |         |                                                                                           |           |               | <b>\$15,900</b> |



## Key Findings

|                                                     |                                                                                     |                                                                                                                                                                                                                                                                                                      |                                                                                                                        |
|-----------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Include/Exclude |    | <p><b>Park Bench in Poor condition.</b></p> <p>Wood/Composite/Fiberglass (Uniformat Code: G2060)</p> <p>Hillendale Park Site</p> <p>Recommendation: <b>Replace</b> in 2023.</p> <p>Benches showing signs of deterioration.</p> <p>AssetCalc ID: 2963303</p>                                          | <p>Priority Score <b>81.7</b></p> <p>Plan Type: Performance/Integrity</p> <p>Cost Estimate: \$ 2,300</p> <p>\$\$\$</p> |
| <input checked="" type="checkbox"/> Include/Exclude |    | <p><b>Signage in Poor condition.</b></p> <p>Exterior/Site, Guide &amp; Directional Pole-Mounted (Uniformat Code: G2060)</p> <p>Hillendale Park Parking lot South</p> <p>Recommendation: <b>Replace/Install</b> in 2023.</p> <p>Sign is tilted.</p> <p>AssetCalc ID: 2963290</p>                      | <p>Priority Score <b>81.7</b></p> <p>Plan Type: Performance/Integrity</p> <p>Cost Estimate: \$ 700</p> <p>\$\$\$</p>   |
| <input checked="" type="checkbox"/> Include/Exclude |    | <p><b>Picnic Table in Poor condition.</b></p> <p>Wood/Composite/Fiberglass (Uniformat Code: G2060)</p> <p>Hillendale Park Site</p> <p>Recommendation: <b>Replace</b> in 2023.</p> <p>Picnic table showing signs of deterioration.</p> <p>AssetCalc ID: 2963245</p>                                   | <p>Priority Score <b>81.7</b></p> <p>Plan Type: Performance/Integrity</p> <p>Cost Estimate: \$ 800</p> <p>\$\$\$</p>   |
| <input checked="" type="checkbox"/> Include/Exclude |   | <p><b>Park Bench in Poor condition.</b></p> <p>Wood/Composite/Fiberglass (Uniformat Code: G2060)</p> <p>Hillendale Park Open fields</p> <p>Recommendation: <b>Replace</b> in 2023.</p> <p>Bench showing signs of deterioration.</p> <p>AssetCalc ID: 2963277</p>                                     | <p>Priority Score <b>81.7</b></p> <p>Plan Type: Performance/Integrity</p> <p>Cost Estimate: \$ 2,300</p> <p>\$\$\$</p> |
| <input checked="" type="checkbox"/> Include/Exclude |  | <p><b>Sidewalk in Poor condition.</b></p> <p>Asphalt (Uniformat Code: G2030)</p> <p>Hillendale Park Bridge near Playground</p> <p>Recommendation: <b>Overlay</b> in 2023.</p> <p>Asphalt is in poor condition and needs to be repaved to make path more accessible.</p> <p>AssetCalc ID: 2963302</p> | <p>Priority Score <b>67.7</b></p> <p>Plan Type: Accessibility</p> <p>Cost Estimate: \$ 100</p> <p>\$\$\$</p>           |
| <input checked="" type="checkbox"/> Include/Exclude |  | <p><b>ADA Site &amp; Recreational</b></p> <p>Benches/Bleachers/Seating, Compliant Seats/Area (Uniformat Code: Y1080)</p> <p>Hillendale Park Baseball Field</p> <p>Recommendation: <b>Replace/Install</b> in 2021.</p> <p>No ADA seating provided.</p> <p>AssetCalc ID: 2963317</p>                   | <p>Priority Score <b>63.9</b></p> <p>Plan Type: Accessibility</p> <p>Cost Estimate: \$ 5,200</p> <p>\$\$\$</p>         |



**ADA Paths of Travel**

Walkways, Asphalt Pathway (Uniformat Code: Y1020)  
Hillendale Park Playground south  
Recommendation: **Install** in 2021.  
No accessible pathway provided to the two playgrounds in the south side of the park.  
AssetCalc ID: 2963280

Priority Score **63.9**

Plan Type: Accessibility

Cost Estimate: \$ 700

\$\$\$



**ADA Miscellaneous**

Level III Study, Includes Measurements (Uniformat Code: Y1090)  
Hillendale Park General Park  
Recommendation: **Evaluate/Report** in 2021.  
A number of potential accessibility issues were identified during the assessment.  
AssetCalc ID: 2967413

Priority Score **63.9**

Plan Type: Accessibility

Cost Estimate: \$ 9,800

\$\$\$



**ADA Paths of Travel**

Walkways, Asphalt Pathway (Uniformat Code: Y1020)  
Hillendale Park Parking lot South  
Recommendation: **Install** in 2021.  
Ramp from parking space to asphalt sidewalk is not compliant.  
AssetCalc ID: 2963284

Priority Score **63.9**

Plan Type: Accessibility

Cost Estimate: \$ 200

\$\$\$

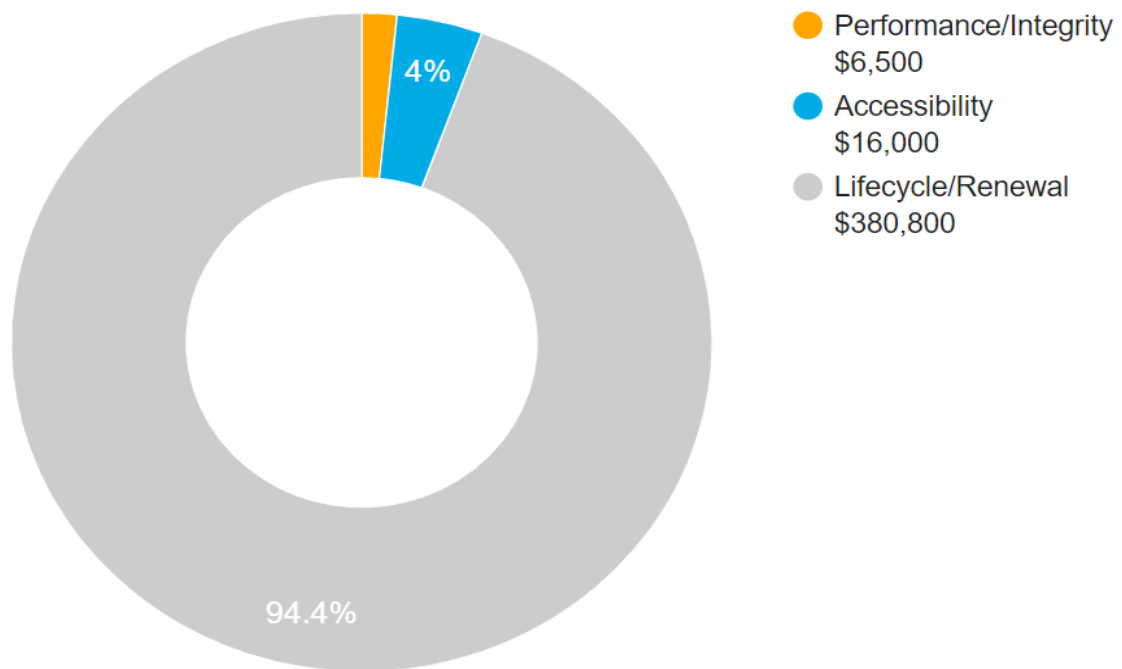
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$403,300**

## 2. Restroom Building



### Restroom Building: Systems Summary

| <b>Address</b>               | 19260 Clairmont Way, Oregon City, Oregon                                                                                          |                  |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | Unknown                                                                                                                           |                  |
| <b>Building Size</b>         | 700 SF                                                                                                                            |                  |
| <b>Number of Stories</b>     | 1                                                                                                                                 |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                | <i>Condition</i> |
| <b>Structure</b>             | Masonry bearing walls and wood-framed roofs                                                                                       | Good             |
| <b>Façade</b>                | Painted CMU with steel doors                                                                                                      | Fair             |
| <b>Roof</b>                  | Primary: Gable construction with metal finish                                                                                     | Fair             |
| <b>Interiors</b>             | Walls: Painted CMU<br>Floors: Painted concrete<br>Ceilings: Painted gypsum board                                                  | Fair             |
| <b>Elevators</b>             | None                                                                                                                              | --               |
| <b>Plumbing</b>              | Copper supply and cast-iron waste & venting<br>No hot water<br>Stainless toilets and sinks in all restrooms; Urinal in men's room | Fair             |

## Restroom Building: Systems Summary

|                                |                                                                                                                                    |      |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>HVAC</b>                    | None                                                                                                                               | --   |
| <b>Fire Suppression</b>        | Hydrants                                                                                                                           | Good |
| <b>Electrical</b>              | Source & Distribution: Main panel with copper wiring<br>Interior Lighting: T-8<br>Emergency: None                                  | Fair |
| <b>Fire Alarm</b>              | None                                                                                                                               | --   |
| <b>Equipment/Special</b>       | None                                                                                                                               | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building.                                                   |      |
| <b>Key Issues and Findings</b> | Simple restroom structure is generally in fair condition with no immediate needs or deficiencies identified during the assessment. |      |

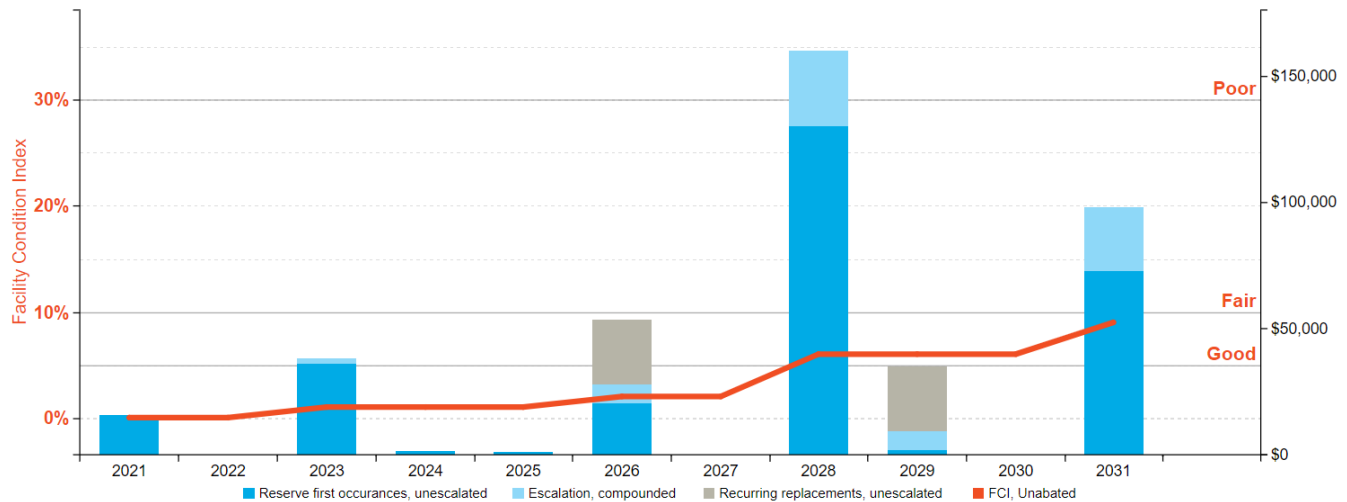


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Restroom Building: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Hillendale Park

▲ Replacement Value: \$ 3,820,000; Inflation rate: 3.0%



### 3. General Park Summary



#### General Site Information

| Asset                             | Description                                                                                      | Quantity | Condition |
|-----------------------------------|--------------------------------------------------------------------------------------------------|----------|-----------|
| <b>Play Structures</b>            | Swing sets and multi-purpose                                                                     | 5 EA     | Fair      |
| <b>Gazebos</b>                    | Metal and wood framed                                                                            | 710 SF   | Fair      |
| <b>Signage</b>                    | Property Sign                                                                                    | 4 EA     | Fair      |
| <b>Sports Apparatus</b>           | Basketball pole and rim, dugout, soccer goal and soccer goal                                     | 6 EA     | Fair      |
| <b>Trash Receptacle</b>           | Medium-Duty, Metal                                                                               | 7 EA     | Fair      |
| <b>Bike Rack</b>                  | 6-10 Rack                                                                                        | 1 EA     | Fair      |
| <b>Drinking Fountain</b>          | Metal Pedestal                                                                                   | 2 EA     | Fair      |
| <b>Bleachers</b>                  | Metal                                                                                            | 2 EA     | Fair      |
| <b>Landscaping and Topography</b> | Limited landscaping features<br>Irrigation not present<br>Low to moderate site slopes throughout |          |           |

| General Site Information            |                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>On-Site Vehicular Paving</b>     | Two asphalt parking areas with concrete curbs                                                                                                                                                                                                                                                                                                                                  |
| <b>Pedestrian paving and Trails</b> | Asphalt and concrete pathways                                                                                                                                                                                                                                                                                                                                                  |
| <b>On-Site Amenities</b>            | Chain link fencing, pedestrian bridges, picnic tables, benches, grills, bleachers, playground equipment, trash receptacles                                                                                                                                                                                                                                                     |
| <b>Ancillary Buildings</b>          | Picnic Shelter, maintenance shed, shade structures                                                                                                                                                                                                                                                                                                                             |
| <b>Fields and Lots</b>              | Unimproved play fields; Softball fields with natural turf, backstops, dugouts and fencing; Soccer fields with natural turf and movable goals; Combination tennis/basketball courts with painted asphalt surface with tennis nets and backboards/rims; Volleyball court with sand and nets; Playgrounds with wood chips play surfaces, play structures, and other play elements |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings and to water features in the park                                                                                                                                                                                                                                                                                   |
| <b>Accessibility</b>                | Potential moderate/major issues have been identified associated with the general site areas and a detailed accessibility study is recommended.                                                                                                                                                                                                                                 |
| <b>Key Issues and Findings</b>      | Degraded asphalt pavement on pedestrian bridge, limited number of excessively worn benches and picnic tables, damaged sign.                                                                                                                                                                                                                                                    |

## 4. Property Space Use and Observed Areas

---

### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 5. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park original construction is unknown.

The following table summarizes the accessibility conditions of the general site and at each major building within the park:

| Park: Accessibility Summary |                          |                          |                                    |
|-----------------------------|--------------------------|--------------------------|------------------------------------|
| Facility                    | Year Built/<br>Renovated | Prior Study<br>Provided? | Major/Moderate<br>Issues Observed? |
| Restroom Building           | UNKNOWN                  | No                       | No                                 |
| General Park                | UNKNOWN                  | No                       | Yes                                |



No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings and/or amenities identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 6. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 7. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

## Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.



## 8. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Hillendale Park, 19260 Clairmont Way, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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1

RESTROOM FRONT ELEVATION



2

RESTROOM LEFT ELEVATION



3

RESTROOM REAR ELEVATION



4

RESTROOM RIGHT ELEVATION



5

EAST PARKING LOT



6

ACCESSIBLE PARKING AND  
PATH OF TRAVEL



7

PLAYGROUND AREA



8

BASKETBALL/TENNIS COURT



9

OPEN FIELD



10

VOLLEYBALL FIELD



11

SOCCER FIELD



12

BASEBALL FIELD NORTH





13

BASEBALL FIELD SOUTH



14

STREAM



15

PICNIC SHELTER



16

STORAGE SHED



17

ASPHALT SIDEWALK



18

SITE FENCING





19

RETAINING WALL



20

PEDESTRIAN BRIDGE



21

PICNIC TABLE



22

PARK BENCHES



23

SHADE STRUCTURE AND PARK BENCH



24

TRASH RECEPTACLE





25

TRASH RECEPTACLE



26

PICNIC GRILL



27

BIKE RACK



28

DRINKING FOUNTAIN



29

BLEACHERS



30

PLAY STRUCTURE



31

PLAY STRUCTURE



32

POLE LIGHT



Site Plan



|                                                                                     |                       |                                        |                                                                                       |
|-------------------------------------------------------------------------------------|-----------------------|----------------------------------------|---------------------------------------------------------------------------------------|
|  | <b>Project Number</b> | <b>Project Name</b>                    |  |
|                                                                                     | 148392.21R000-027.017 | Hillendale Park<br>City of Oregon City |                                                                                       |
|                                                                                     | <b>Source</b>         | <b>On-Site Date</b>                    |                                                                                       |
|                                                                                     | Google Earth          | April 7, 2021                          |                                                                                       |



# Site Plan



|                                                                                     |                       |  |                                        |  |
|-------------------------------------------------------------------------------------|-----------------------|--|----------------------------------------|--|
|  | <b>Project Number</b> |  | <b>Project Name</b>                    |  |
|                                                                                     | 148392.21R000-027.017 |  | Hillendale Park<br>City of Oregon City |  |
|                                                                                     | <b>Source</b>         |  | <b>On-Site Date</b>                    |  |
|                                                                                     | Client                |  | April 7, 2021                          |  |



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## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** Hillendale Park

**BV Project Number:** 148392.21R-00 - 027.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✗  |    |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✗  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | ✗  |    |          |

## Abbreviated Accessibility Checklist

## Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

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

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

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

|   |                                                                                          |  |   |  |  |
|---|------------------------------------------------------------------------------------------|--|---|--|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  | X |  |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  | X |  |  |

## Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

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



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

## Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

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

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

## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |



## Abbreviated Accessibility Checklist

## Public Restrooms



Toilet stall overview



Sink, faucet handles and/or accessories

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

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

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

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

|   |                                                                                                                     |  |  |   |  |          |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|----------|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  | ✕ |  | Item 9b. |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|----------|

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools



Accessible route to playground/pool



Overview of playground/pool

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



Component Condition Report | Hillendale Park / Restrooms

| UF L3 Code | Location  | Condition | Asset/Component/Repair                                                      | Quantity | RUL | ID      |
|------------|-----------|-----------|-----------------------------------------------------------------------------|----------|-----|---------|
| Facade     |           |           |                                                                             |          |     |         |
| B2010      | Restrooms | Fair      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint       | 1,050 SF | 5   | 2963278 |
| B2010      | Restrooms | Fair      | Exterior Walls, Concrete Block (CMU), 1-2 Story Building                    | 900 SF   | 30  | 2963250 |
| B2050      | Restrooms | Fair      | Exterior Door, Steel, Standard                                              | 3        | 20  | 2963262 |
| Roofing    |           |           |                                                                             |          |     |         |
| B3010      | Restrooms | Excellent | Roofing, Metal                                                              | 800 SF   | 5   | 3142988 |
| B3060      | Restrooms | Fair      | Roof Skylight, per unit, up to 20 SF                                        | 2        | 10  | 2963263 |
| Interiors  |           |           |                                                                             |          |     |         |
| C2010      | Restrooms | Fair      | Wall Finishes, any surface, Prep & Paint                                    | 1,050 SF | 5   | 2963274 |
| C2030      | Restrooms | Fair      | Flooring, any surface, w/ Paint or Sealant, Prep & Paint                    | 700 SF   | 3   | 2963257 |
| Plumbing   |           |           |                                                                             |          |     |         |
| D2010      | Restrooms | Fair      | Sink/Lavatory, Wall-Hung, Enameled Steel                                    | 3        | 15  | 2963312 |
| D2010      | Restrooms | Fair      | Urinal, Standard                                                            | 1        | 15  | 2963324 |
| D2010      | Restrooms | Fair      | Toilet, Commercial Water Closet                                             | 2        | 15  | 2963249 |
| Electrical |           |           |                                                                             |          |     |         |
| D5040      | Restrooms | Fair      | Standard Fixture w/ Lamp, any type, w/ LED Replacement [No tag/plate found] | 3        | 10  | 2963298 |

Component Condition Report | Hillendale Park

| UF L3 Code                   | Location                | Condition | Asset/Component/Repair                                        | Quantity  | RUL | ID      |
|------------------------------|-------------------------|-----------|---------------------------------------------------------------|-----------|-----|---------|
| Facade                       |                         |           |                                                               |           |     |         |
| B2050                        | Shed                    | Fair      | Exterior Door, Steel, Standard                                | 25        | 10  | 2963260 |
| Plumbing                     |                         |           |                                                               |           |     |         |
| D2010                        | Parking lot east        | Fair      | Drinking Fountain, Exterior/Site, Precast Pedestal            | 1         | 7   | 2963315 |
| D2010                        | Site                    | Fair      | Drinking Fountain, Exterior/Site, Precast Pedestal            | 1         | 7   | 2963267 |
| Equipment & Furnishings      |                         |           |                                                               |           |     |         |
| E2010                        | Baseball Fields         | Fair      | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)     | 60        | 15  | 2963266 |
| Special Construction & Demo  |                         |           |                                                               |           |     |         |
| F1020                        | Throughout Site         | Fair      | Trellis Structures, Wood-Framed                               | 120 SF    | 15  | 2963311 |
| F1020                        | Parking Lot East        | Fair      | Ancillary Building, CMU                                       | 60 SF     | 21  | 2963247 |
| F1020                        | Site                    | Fair      | Picnic Structure, Wood-Framed                                 | 600 SF    | 15  | 2963322 |
| Pedestrian Plazas & Walkways |                         |           |                                                               |           |     |         |
| G2020                        | Parking Lots            | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay               | 34,500 SF | 15  | 2963289 |
| G2020                        | Parking lot South       | Good      | Parking Lots, Pavement, Asphalt, Seal & Stripe                | 34,500 SF | 4   | 2963295 |
| G2020                        | Bridge near Playground  | Poor      | Pedestrian paving, Pavement, Asphalt, Overlay                 | 250 SF    | 0   | 2963302 |
| G2030                        | Site                    | Fair      | Sidewalk, Asphalt, Overlay                                    | 62,000 SF | 7   | 2963272 |
| G2030                        | Basketball/Tennis Court | Good      | Sidewalk, Concrete, Small Areas/Sections                      | 250 SF    | 40  | 2963273 |
| G2030                        | Parking lot South       | Fair      | Sidewalk, Concrete, Small Areas/Sections [No tag/plate found] | 1,500 SF  | 30  | 2963297 |

Athletic, Recreational & Playfield Areas

| Component Condition Report   Hillendale Park |                         |           |                                                                                     |           |     | Item 9b. |
|----------------------------------------------|-------------------------|-----------|-------------------------------------------------------------------------------------|-----------|-----|----------|
| UF L3 Code                                   | Location                | Condition | Asset/Component/Repair                                                              | Quantity  | RUL |          |
| G2050                                        | Playground east         | Good      | Playfield Surfaces, Chips Wood, 6" Depth                                            | 7,500 SF  | 2   | 2963261  |
| G2050                                        | Playground east         | Good      | Play Structure, Swing Set, 4 Seats                                                  | 1         | 19  | 2963268  |
| G2050                                        | Shed                    | Good      | Campground Accessories, Grill, Pedestal-Style                                       | 8         | 14  | 2963286  |
| G2050                                        | Playground south        | Good      | Play Structure, Multipurpose, Large                                                 | 1         | 15  | 2963285  |
| G2050                                        | Baseball Fields         | Fair      | Sports Apparatus, Player Benches, 12' Length                                        | 4         | 5   | 2963253  |
| G2050                                        | Playground east         | Good      | Play Structure, Swing Set, 4 Seats                                                  | 2         | 19  | 2963270  |
| G2050                                        | Volleyball field        | Fair      | Playfield Surfaces, Sand, 6" Depth                                                  | 3,000 SF  | 5   | 2963276  |
| G2050                                        | Basketball/Tennis Court | Good      | Sports Apparatus, Basketball, Backboard/Rim/Pole                                    | 2         | 24  | 2963282  |
| G2050                                        | Playground south        | Good      | Play Structure, Multipurpose, Large                                                 | 1         | 19  | 2963275  |
| G2050                                        | Basketball/Tennis Court | Good      | Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install          | 14,000 SF | 25  | 2963279  |
| G2050                                        | Baseball field north    | Good      | Sports Apparatus, Baseball, Backstop Chain-Link                                     | 1         | 15  | 2963251  |
| G2050                                        | Volleyball field        | Fair      | Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors                         | 1         | 10  | 2963292  |
| G2050                                        | Dock                    | Fair      | Lake Dock/Pier, Decking & Structure, Wood Floating                                  | 45 SF     | 13  | 2963288  |
| G2050                                        | Playground south        | Good      | Playfield Surfaces, Chips Wood, 6" Depth                                            | 2,400 SF  | 2   | 2963306  |
| G2050                                        | Soccer fields           | Fair      | Sports Apparatus, Soccer, Movable Practice Goal                                     | 2         | 5   | 2963254  |
| G2050                                        | Playground east         | Good      | Play Structure, Multipurpose, Large                                                 | 1         | 15  | 2963316  |
| Sitework                                     |                         |           |                                                                                     |           |     |          |
| G2060                                        | Site                    | Fair      | Pedestrian Bridge, Wood Construction                                                | 36 SF     | 10  | 2963246  |
| G2060                                        | Throughout Site         | Poor      | Park Bench, Wood/Composite/Fiberglass                                               | 5         | 2   | 2963277  |
| G2060                                        | Site                    | Fair      | Trash Receptacle, Heavy-Duty Fixed Concrete                                         | 1         | 8   | 2963314  |
| G2060                                        | Throughout Site         | Fair      | Park Bench, Wood/Composite/Fiberglass                                               | 14        | 5   | 2963259  |
| G2060                                        | Baseball Field          | Fair      | Fences & Gates, Fence, Chain Link 8'                                                | 200 LF    | 15  | 2963296  |
| G2060                                        | Basketball/Tennis Court | Good      | Fences & Gates, Fence, Chain Link 8'                                                | 500 LF    | 39  | 2963271  |
| G2060                                        | Baseball field north    | Fair      | Retaining Wall, Brick/Stone                                                         | 125 SF    | 20  | 2963258  |
| G2060                                        | Site                    | Poor      | Picnic Table, Wood/Composite/Fiberglass                                             | 1         | 2   | 2963245  |
| G2060                                        | Parking lot South       | Good      | Fences & Gates, Pedestrian Gate, Aluminized Steel                                   | 2         | 20  | 2963256  |
| G2060                                        | Bridge near Playground  | Fair      | Pedestrian Bridge, Steel or Concrete Construction, 60' Span                         | 48 SF     | 20  | 2963305  |
| G2060                                        | Basketball/Tennis Court | Fair      | Bike Rack, Fixed 6-10 Bikes                                                         | 1         | 4   | 2963238  |
| G2060                                        | Volleyball field        | Good      | Fences & Gates, Fence, Chain Link 6'                                                | 40 LF     | 30  | 2963293  |
| G2060                                        | Throughout Site         | Good      | Trash Receptacle, Medium-Duty Metal or Precast                                      | 8         | 15  | 2963299  |
| G2060                                        | Site                    | Fair      | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install           | 2         | 10  | 2963321  |
| G2060                                        | Playground east         | Good      | Picnic Table, Wood/Composite/Fiberglass                                             | 3         | 19  | 2963307  |
| G2060                                        | Site                    | Fair      | Pedestrian Bridge, Wood Construction                                                | 60 SF     | 10  | 2963309  |
| G2060                                        | Parking lot east        | Good      | Bollard, Concrete or Metal                                                          | 3         | 25  | 2963304  |
| G2060                                        | Shed                    | Good      | Picnic Table, Wood/Composite/Fiberglass                                             | 8         | 19  | 2963301  |
| G2060                                        | Baseball field north    | Good      | Fences & Gates, Fence, Chain Link 8'                                                | 175 LF    | 39  | 2963240  |
| G2060                                        | Basketball/Tennis Court | Fair      | Fences & Gates, Fence, Chain Link 4'                                                | 75 LF     | 20  | 2963241  |
| G4050                                        | Roof                    | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 1         | 10  | 2963265  |
| G4050                                        | Parking lot east        | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 3         | 10  | Page 970 |

| UF L3 Code    | Location          | Condition | Asset/Component/Repair                                                                    | Quantity | RUL |         |
|---------------|-------------------|-----------|-------------------------------------------------------------------------------------------|----------|-----|---------|
| Utilities     |                   |           |                                                                                           |          |     |         |
| G3030         | Sportfields       | Poor      | Storm Drainage Components, Underground                                                    | 1        | 2   | 3142980 |
| G3030         | Park              | Poor      | Storm Drainage Components, Underground                                                    | 1        | 2   | 3142981 |
| Accessibility |                   |           |                                                                                           |          |     |         |
| Y1020         | Parking lot South | NA        | ADA Paths of Travel, Walkways, Curb Cut Ramp, Install [No tag/plate found]                | 25       | 0   | 2963284 |
| Y1020         | Playground south  | NA        | ADA Paths of Travel, Walkways, Asphalt Pathway, Install [No tag/plate found]              | 100 SF   | 0   | 2963280 |
| Y1080         | Baseball Field    | NA        | ADA Site & Recreational, Benches/Bleachers/Seating, Compliant Seats/Area, Replace/Install | 2        | 0   | 2963317 |
| Y1090         | General Park      | NA        | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report                | 1        | 0   | 2967413 |

7/15/2021

| Location                    | 2021     | 2022 | 2023      | 2024    | 2025     | 2026     | 2027 | 2028      | 2029     | 2030     | 2031     | 2032     | 2033 | 2034    | 2035     | 2036      | 2037 | 2038     | 2039 | 2040      | 2041      | Total Escalated Estimate |
|-----------------------------|----------|------|-----------|---------|----------|----------|------|-----------|----------|----------|----------|----------|------|---------|----------|-----------|------|----------|------|-----------|-----------|--------------------------|
| Hillendale Park             | \$85,203 | \$0  | \$142,951 | \$0     | \$23,886 | \$59,830 | \$0  | \$160,203 | \$34,006 | \$26,334 | \$94,430 | \$35,630 | \$0  | \$3,866 | \$78,900 | \$594,014 | \$0  | \$42,544 | \$0  | \$153,585 | \$118,689 | \$1,654,072              |
| Hillendale Park / Restrooms | \$0      | \$0  | \$0       | \$1,492 | \$0      | \$25,808 | \$0  | \$0       | \$0      | \$0      | \$5,538  | \$0      | \$0  | \$2,005 | \$0      | \$27,393  | \$0  | \$0      | \$0  | \$0       | \$4,226   | \$66,462                 |
| Grand Total                 | \$85,203 | \$0  | \$142,951 | \$1,492 | \$23,886 | \$85,638 | \$0  | \$160,203 | \$34,006 | \$26,334 | \$99,969 | \$35,630 | \$0  | \$5,870 | \$78,900 | \$621,407 | \$0  | \$42,544 | \$0  | \$153,585 | \$122,915 | \$1,720,534              |

Hillendale Park

| Uniformat Code                                          | ID      | Cost Description                                                                          | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2021     | 2022     | 2023      | 2024    | 2025     | 2026     | 2027      | 2028      | 2029     | 2030     | 2031     | 2032     | 2033 | 2034    | 2035      | 2036      | 2037     | 2038     | 2039     | 2040      | 2041      | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|-----------|----------|----------|-----------|---------|----------|----------|-----------|-----------|----------|----------|----------|----------|------|---------|-----------|-----------|----------|----------|----------|-----------|-----------|----------------------------|
| B2050                                                   | 2963260 | Exterior Door, Steel, Standard, Replace                                                   | 40             | 30   | 10  | 25       | EA   | \$1,105.00  | \$27,625  |          |          |           |         |          |          |           |           |          |          | \$27,625 |          |      |         |           |           |          |          |          |           |           | \$27,625                   |
| D2010                                                   | 2963315 | Drinking Fountain, Exterior/Site, Precast Pedestal, Replace                               | 15             | 8    | 7   | 1        | EA   | \$4,680.00  | \$4,680   |          |          |           |         |          |          |           | \$4,680   |          |          |          |          |      |         |           |           |          |          |          |           |           | \$4,680                    |
| D2010                                                   | 2963267 | Drinking Fountain, Exterior/Site, Precast Pedestal, Replace                               | 15             | 8    | 7   | 1        | EA   | \$4,680.00  | \$4,680   |          |          |           |         |          |          |           | \$4,680   |          |          |          |          |      |         |           |           |          |          |          |           |           | \$4,680                    |
| E2010                                                   | 2963266 | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace                        | 25             | 10   | 15  | 60       | EA   | \$156.00    | \$9,360   |          |          |           |         |          |          |           |           |          |          |          |          |      |         | \$9,360   |           |          |          |          |           |           | \$9,360                    |
| F1020                                                   | 2963311 | Trellis Structures, Wood-Framed, Replace                                                  | 30             | 15   | 15  | 120      | SF   | \$130.00    | \$15,600  |          |          |           |         |          |          |           |           |          |          |          |          |      |         | \$15,600  |           |          |          |          |           |           | \$15,600                   |
| F1020                                                   | 2963322 | Picnic Structure, Wood-Framed, Replace                                                    | 30             | 15   | 15  | 600      | SF   | \$115.00    | \$69,000  |          |          |           |         |          |          |           |           |          |          |          |          |      |         | \$69,000  |           |          |          |          |           |           | \$69,000                   |
| G2020                                                   | 2963302 | Pedestrian paving, Pavement, Asphalt, Overlay                                             | 0              | 0    | 0   | 250      | SF   | \$18.15     | \$4,538   | \$4,538  |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$4,538                    |
| G2020                                                   | 2963295 | Parking Lots, Pavement, Asphalt, Seal & Stripe                                            | 5              | 1    | 4   | 34500    | SF   | \$0.59      | \$20,183  |          |          |           |         | \$20,183 |          |           |           |          |          | \$20,183 |          |      |         | \$20,183  |           |          |          | \$20,183 |           |           | \$80,730                   |
| G2020                                                   | 2963289 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                           | 25             | 10   | 15  | 34500    | SF   | \$4.55      | \$156,975 |          |          |           |         |          |          |           |           |          |          |          |          |      |         | \$156,975 |           |          |          |          |           |           | \$156,975                  |
| G2030                                                   | 2963272 | Sidewalk, Asphalt, Overlay                                                                | 25             | 18   | 7   | 62000    | SF   | \$1.95      | \$120,900 |          |          |           |         |          |          | \$120,900 |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$120,900                  |
| G2050                                                   | 2963253 | Sports Apparatus, Player Benches, 12' Length, Replace                                     | 15             | 10   | 5   | 4        | EA   | \$585.00    | \$2,340   |          |          |           |         |          | \$2,340  |           |           |          |          |          |          |      |         |           |           |          |          |          | \$2,340   |           | \$4,680                    |
| G2050                                                   | 2963254 | Sports Apparatus, Soccer, Movable Practice Goal, Replace                                  | 15             | 10   | 5   | 2        | EA   | \$910.00    | \$1,820   |          |          |           |         |          | \$1,820  |           |           |          |          |          |          |      |         |           |           |          |          |          | \$1,820   |           | \$3,640                    |
| G2050                                                   | 2963292 | Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace                      | 20             | 10   | 10  | 1        | EA   | \$1,820.00  | \$1,820   |          |          |           |         |          |          |           |           |          |          | \$1,820  |          |      |         |           |           |          |          |          |           |           | \$1,820                    |
| G2050                                                   | 2963251 | Sports Apparatus, Baseball, Backstop Chain-Link, Replace                                  | 20             | 5    | 15  | 1        | EA   | \$6,500.00  | \$6,500   |          |          |           |         |          |          |           |           |          |          |          |          |      |         | \$6,500   |           |          |          |          |           |           | \$6,500                    |
| G2050                                                   | 2963288 | Lake Dock/Pier, Decking & Structure, Wood Floating, Replace                               | 25             | 12   | 13  | 45       | SF   | \$58.50     | \$2,633   |          |          |           |         |          |          |           |           |          |          |          |          |      | \$2,633 |           |           |          |          |          |           |           | \$2,633                    |
| G2050                                                   | 2963286 | Campground Accessories, Grill, Pedestal-Style, Replace                                    | 15             | 1    | 14  | 8        | EA   | \$780.00    | \$6,240   |          |          |           |         |          |          |           |           |          |          |          |          |      |         | \$6,240   |           |          |          |          |           |           | \$6,240                    |
| G2050                                                   | 2963261 | Playfield Surfaces, Chips Wood, 6" Depth, Replace                                         | 3              | 1    | 2   | 7500     | SF   | \$2.60      | \$19,500  |          | \$19,500 |           |         | \$19,500 |          |           | \$19,500  |          | \$19,500 |          | \$19,500 |      |         | \$19,500  |           | \$19,500 |          | \$19,500 |           |           | \$136,500                  |
| G2050                                                   | 2963306 | Playfield Surfaces, Chips Wood, 6" Depth, Replace                                         | 3              | 1    | 2   | 2400     | SF   | \$2.60      | \$6,240   |          | \$6,240  |           |         | \$6,240  |          |           | \$6,240   |          | \$6,240  |          | \$6,240  |      |         | \$6,240   |           | \$6,240  |          | \$6,240  |           |           | \$43,680                   |
| G2050                                                   | 2963276 | Playfield Surfaces, Sand, 6" Depth, Replace                                               | 20             | 15   | 5   | 3000     | SF   | \$2.08      | \$6,240   |          |          |           |         | \$6,240  |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$6,240                    |
| G2050                                                   | 2963285 | Play Structure, Multipurpose, Large, Replace                                              | 20             | 5    | 15  | 1        | EA   | \$45,500.00 | \$45,500  |          |          |           |         |          |          |           |           |          |          |          |          |      |         | \$45,500  |           |          |          |          |           |           | \$45,500                   |
| G2050                                                   | 2963316 | Play Structure, Multipurpose, Large, Replace                                              | 20             | 5    | 15  | 1        | EA   | \$63,000.00 | \$63,000  |          |          |           |         |          |          |           |           |          |          |          |          |      |         | \$63,000  |           |          |          |          |           |           | \$63,000                   |
| G2050                                                   | 2963268 | Play Structure, Swing Set, 4 Seats, Replace                                               | 20             | 1    | 19  | 1        | EA   | \$3,250.00  | \$3,250   |          |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          | \$3,250  |           |           | \$3,250                    |
| G2050                                                   | 2963270 | Play Structure, Swing Set, 4 Seats, Replace                                               | 20             | 1    | 19  | 2        | EA   | \$3,250.00  | \$6,500   |          |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          | \$6,500  |           |           | \$6,500                    |
| G2050                                                   | 2963275 | Play Structure, Multipurpose, Large, Replace                                              | 20             | 1    | 19  | 1        | EA   | \$45,500.00 | \$45,500  |          |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          | \$45,500 |           |           | \$45,500                   |
| G2060                                                   | 2963277 | Park Bench, Wood/Composite/Fiberglass, Replace                                            | 20             | 18   | 2   | 5        | EA   | \$780.00    | \$3,900   |          | \$3,900  |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$3,900                    |
| G2060                                                   | 2963245 | Picnic Table, Wood/Composite/Fiberglass, Replace                                          | 20             | 18   | 2   | 1        | EA   | \$1,105.00  | \$1,105   |          | \$1,105  |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$1,105                    |
| G2060                                                   | 2963238 | Bike Rack, Fixed 6-10 Bikes, Replace                                                      | 20             | 16   | 4   | 1        | EA   | \$1,040.00  | \$1,040   |          |          |           | \$1,040 |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$1,040                    |
| G2060                                                   | 2963259 | Park Bench, Wood/Composite/Fiberglass, Replace                                            | 20             | 15   | 5   | 14       | EA   | \$1,105.00  | \$15,470  |          |          |           |         | \$15,470 |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$15,470                   |
| G2060                                                   | 2963314 | Trash Receptacle, Heavy-Duty Fixed Concrete, Replace                                      | 25             | 17   | 8   | 1        | EA   | \$1,105.00  | \$1,105   |          |          |           |         |          |          |           | \$1,105   |          |          |          |          |      |         |           |           |          |          |          |           |           | \$1,105                    |
| G2060                                                   | 2963296 | Fences & Gates, Fence, Chain Link 8', Replace                                             | 40             | 25   | 15  | 200      | LF   | \$32.50     | \$6,500   |          |          |           |         |          |          |           |           |          |          |          |          |      |         | \$6,500   |           |          |          |          |           |           | \$6,500                    |
| G2060                                                   | 2963299 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                                   | 20             | 5    | 15  | 8        | EA   | \$1,105.00  | \$8,840   |          |          |           |         |          |          |           |           |          |          |          |          |      |         | \$8,840   |           |          |          |          |           |           | \$8,840                    |
| G2060                                                   | 2963307 | Picnic Table, Wood/Composite/Fiberglass, Replace                                          | 20             | 1    | 19  | 3        | EA   | \$1,105.00  | \$3,315   |          |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          | \$3,315  |           |           | \$3,315                    |
| G2060                                                   | 2963301 | Picnic Table, Wood/Composite/Fiberglass, Replace                                          | 20             | 1    | 19  | 8        | EA   | \$1,105.00  | \$8,840   |          |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          | \$8,840  |           |           | \$8,840                    |
| G2060                                                   | 2963256 | Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace                                | 25             | 5    | 20  | 2        | EA   | \$975.00    | \$1,950   |          |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          | \$1,950  |           |           | \$1,950                    |
| G2060                                                   | 2963241 | Fences & Gates, Fence, Chain Link 4', Replace                                             | 40             | 20   | 20  | 75       | LF   | \$23.40     | \$1,755   |          |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          | \$1,755  |           |           | \$1,755                    |
| G2060                                                   | 2963321 | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install                 | 20             | 10   | 10  | 2        | EA   | \$650.00    | \$1,300   |          |          |           |         |          |          |           |           |          |          | \$1,300  |          |      |         |           |           |          |          |          |           |           | \$1,300                    |
| G2060                                                   | 2963258 | Retaining Wall, Brick/Stone, Replace                                                      | 40             | 20   | 20  | 125      | SF   | \$182.00    | \$22,750  |          |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          | \$22,750 |           |           | \$22,750                   |
| G2060                                                   | 2963246 | Pedestrian Bridge, Wood Construction, Replace                                             | 25             | 15   | 10  | 36       | SF   | \$195.00    | \$7,020   |          |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$7,020                    |
| G2060                                                   | 2963309 | Pedestrian Bridge, Wood Construction, Replace                                             | 25             | 15   | 10  | 60       | SF   | \$195.00    | \$11,700  |          |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$11,700                   |
| G2060                                                   | 2963305 | Pedestrian Bridge, Steel or Concrete Construction, 60' Span, Replace                      | 50             | 30   | 20  | 48       | SF   | \$195.00    | \$9,360   |          |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          | \$9,360  |           |           | \$9,360                    |
| G3030                                                   | 3142980 | Storm Drainage Components, Underground, Replace                                           | 40             | 38   | 2   | 1        | EA   | \$52,000.00 | \$52,000  |          | \$52,000 |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$52,000                   |
| G3030                                                   | 3142981 | Storm Drainage Components, Underground, Replace                                           | 40             | 38   | 2   | 1        | EA   | \$52,000.00 | \$52,000  |          | \$52,000 |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$52,000                   |
| G4050                                                   | 2963265 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install       | 20             | 10   | 10  | 1        | EA   | \$5,200.00  | \$5,200   |          |          |           |         |          |          |           |           |          |          | \$5,200  |          |      |         |           |           |          |          |          |           |           | \$5,200                    |
| G4050                                                   | 2963248 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install       | 20             | 10   | 10  | 3        | EA   | \$5,200.00  | \$15,600  |          |          |           |         |          |          |           |           |          |          | \$15,600 |          |      |         |           |           |          |          |          |           |           | \$15,600                   |
| Y1020                                                   | 2963284 | ADA Paths of Travel, Walkways, Curb Cut Ramp, Install                                     | 0              | 0    | 0   | 25       | EA   | \$2,600.00  | \$65,000  | \$65,000 |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$65,000                   |
| Y1020                                                   | 2963280 | ADA Paths of Travel, Walkways, Asphalt Pathway, Install                                   | 0              | 0    | 0   | 100      | SF   | \$7.15      | \$715     | \$715    |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$715                      |
| Y1080                                                   | 2963317 | ADA Site & Recreational, Benches/Bleachers/Seating, Compliant Seats/Area, Replace/Install | 0              | 0    | 0   | 2        | EA   | \$2,600.00  | \$5,200   | \$5,200  |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$5,200                    |
| Y1090                                                   | 2967413 | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report                | 0              | 0    | 0   | 1        | EA   | \$9,750.00  | \$9,750   | \$9,750  |          |           |         |          |          |           |           |          |          |          |          |      |         |           |           |          |          |          |           |           | \$9,750                    |
| Totals, Unescalated                                     |         |                                                                                           |                |      |     |          |      |             |           | \$85,203 | \$0      | \$134,745 | \$0     | \$21,223 | \$51,610 | \$0       | \$130,260 | \$26,845 | \$20,183 | \$70,265 | \$25,740 | \$0  | \$2,633 | \$52,163  | \$381,275 | \$0      | \$25,740 | \$0      | \$87,588  | \$65,715  | \$1,181,185                |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                           |                |      |     |          |      |             |           | \$85,203 | \$0      | \$142,951 | \$0     | \$23,886 | \$59,830 | \$0       | \$160,203 | \$34,006 | \$26,334 | \$94,430 | \$35,630 | \$0  | \$3,866 | \$78,900  | \$594,014 | \$0      | \$42,544 | \$0      | \$153,585 | \$118,689 | \$1,654,072                |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

| Uniformat Code                                          | ID      | Cost Description                                                      | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023 | 2024    | 2025 | 2026     | 2027 | 2028 | 2029 | 2030 | 2031    | 2032 | 2033 | 2034    | 2035 | 2036     | 2037 | 2038 | 2039 | 2040    | 2041    | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|-----------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|------|------|---------|------|----------|------|------|------|------|---------|------|------|---------|------|----------|------|------|------|---------|---------|----------------------------|
| B2010                                                   | 2963278 | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 10             | 5    | 5   | 1050     | SF   | \$3.90      | \$4,095  |      |      |      |         |      | \$4,095  |      |      |      |      |         |      |      |         |      | \$4,095  |      |      |      |         |         | \$8,190                    |
| B2050                                                   | 2963262 | Exterior Door, Steel, Standard, Replace                               | 40             | 20   | 20  | 3        | EA   | \$780.00    | \$2,340  |      |      |      |         |      |          |      |      |      |      |         |      |      |         |      |          |      |      |      | \$2,340 |         | \$2,340                    |
| B3010                                                   | 3142988 | Roofing, Metal, Replace                                               | 40             | 35   | 5   | 800      | SF   | \$20.15     | \$16,120 |      |      |      |         |      | \$16,120 |      |      |      |      |         |      |      |         |      |          |      |      |      |         |         | \$16,120                   |
| B3060                                                   | 2963263 | Roof Skylight, per unit, up to 20 SF, Replace                         | 30             | 20   | 10  | 2        | EA   | \$1,690.00  | \$3,380  |      |      |      |         |      |          |      |      |      |      | \$3,380 |      |      |         |      |          |      |      |      |         |         | \$3,380                    |
| C2010                                                   | 2963274 | Wall Finishes, any surface, Prep & Paint                              | 10             | 5    | 5   | 1050     | SF   | \$1.95      | \$2,048  |      |      |      |         |      | \$2,048  |      |      |      |      |         |      |      |         |      | \$2,048  |      |      |      |         |         | \$4,095                    |
| C2030                                                   | 2963257 | Flooring, any surface, w/ Paint or Sealant, Prep & Paint              | 10             | 7    | 3   | 700      | SF   | \$1.95      | \$1,365  |      |      |      | \$1,365 |      |          |      |      |      |      |         |      |      | \$1,365 |      |          |      |      |      |         |         | \$2,730                    |
| D2010                                                   | 2963312 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace                     | 30             | 15   | 15  | 3        | EA   | \$2,210.00  | \$6,630  |      |      |      |         |      |          |      |      |      |      |         |      |      |         |      | \$6,630  |      |      |      |         |         | \$6,630                    |
| D2010                                                   | 2963324 | Urinal, Standard, Replace                                             | 30             | 15   | 15  | 1        | EA   | \$1,430.00  | \$1,430  |      |      |      |         |      |          |      |      |      |      |         |      |      |         |      | \$1,430  |      |      |      |         |         | \$1,430                    |
| D2010                                                   | 2963249 | Toilet, Commercial Water Closet, Replace                              | 30             | 15   | 15  | 2        | EA   | \$1,690.00  | \$3,380  |      |      |      |         |      |          |      |      |      |      |         |      |      |         |      | \$3,380  |      |      |      |         |         | \$3,380                    |
| D5040                                                   | 2963298 | Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace       | 20             | 10   | 10  | 3        | EA   | \$247.00    | \$741    |      |      |      |         |      |          |      |      |      |      | \$741   |      |      |         |      |          |      |      |      |         |         | \$741                      |
| Totals, Unescalated                                     |         |                                                                       |                |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$1,365 | \$0  | \$22,263 | \$0  | \$0  | \$0  | \$0  | \$4,121 | \$0  | \$0  | \$1,365 | \$0  | \$17,583 | \$0  | \$0  | \$0  | \$0     | \$2,340 | \$49,036                   |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                       |                |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$1,492 | \$0  | \$25,808 | \$0  | \$0  | \$0  | \$0  | \$5,538 | \$0  | \$0  | \$2,005 | \$0  | \$27,393 | \$0  | \$0  | \$0  | \$0     | \$4,226 | \$66,462                   |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

Item 9b.



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Jon Storm Park  
1801 Clackamette Drive  
Oregon City, Oregon 97045

**PREPARED BY:**

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

**BV CONTACT:**

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Program Manager  
800.733.0660 x6554  
[Jim.Cave@bvna.com](mailto:Jim.Cave@bvna.com)

**BV PROJECT #:**

148392.21R000-028.017

**DATE OF REPORT:**

July 16, 2021

**ON SITE DATE:**

March 18, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community Park                                                                                                                                               |
| Main Address                      | 1801 Clackamette Drive, Oregon City, Oregon 97045                                                                                                            |
| Site Developed                    | 2006                                                                                                                                                         |
| Lot Size                          | 1.45 acres (estimated)                                                                                                                                       |
| Number of Substantial Buildings   | 1                                                                                                                                                            |
| Parking Spaces                    | 23 total spaces all in open lots; 1 of which are accessible.                                                                                                 |
| Date(s) of Visit                  | March 18, 2021                                                                                                                                               |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                         |
| On-site Point of Contact (POC)    | Jon Waverly<br>Facilities Maintenance Manager<br>503.519.0377                                                                                                |
| Assessment and Report Prepared By | Konnye Zavala                                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |

## Park Findings and Deficiencies

### Historical Summary

The site was constructed in 2006. There have been no major renovations to the park. The park is open to the community with a restroom building located at the center.

### Architectural

The restroom building is comprised of CMU and a metal roof. There are 4 skylights on the restroom building roof. There are no windows just openings between the CMU blocks for air to pass through. The interiors are in fair condition and consist of unfinished flooring, painted CMU walls, and wood paneling for the roof.

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

There is a main electrical panel for the Restroom Building located at the rear. There is a water heater for the restroom building in fair condition. There is no fire suppression system for the building.

### Site and Amenities

The parking lot for the park is in fair condition, the seal and stripe for the parking lot is also in fair condition. There is a shaded gazebo next to the parking lot. There are picnic tables, trash receptacles, a bike rack, fencing, and a drinking fountain throughout the property. There is a wood pier, concrete stairs and a metal ramp that is in fair condition. The lighting throughout the property is adequate.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

### Immediate Needs

| Facility/Building |  | Total Items | Total Cost      |
|-------------------|--|-------------|-----------------|
| Jon Storm Park    |  | 3           | \$12,600        |
| <b>Total</b>      |  | <b>3</b>    | <b>\$12,600</b> |

| ID                     | Location       | Location Description | UF Code | Description                                         | Condition | Plan Type             | Cost            |
|------------------------|----------------|----------------------|---------|-----------------------------------------------------|-----------|-----------------------|-----------------|
| 2938932                | Jon Storm Park | Box near Restroom    | D2010   | Backflow Preventer, Domestic Water, 2 IN, Replace   | NA        | Performance/Integrity | \$4,200         |
| 2938931                | Jon Storm Park | Box near Restroom    | D2010   | Backflow Preventer, Domestic Water, 1.5 IN, Replace | NA        | Performance/Integrity | \$4,200         |
| 2938930                | Jon Storm Park | Floating Dock        | D2010   | Backflow Preventer, Domestic Water, 1.5 IN, Replace | NA        | Performance/Integrity | \$4,200         |
| <b>Total (3 items)</b> |                |                      |         |                                                     |           |                       | <b>\$12,600</b> |

## Key Findings

### Backflow Preventer

Domestic Water, 1.5 IN  
Jon Storm Park Floating Dock

Uniformat Code: D2014  
Recommendation: **Replace in 2021**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,200

\$\$\$\$

Recommended to be replaced - AssetCALC ID: 2938930

**Backflow Preventer**Priority Score: **84.9**Domestic Water, 1.5 IN  
Jon Storm Park Box near RestroomPlan Type:  
Performance/IntegrityUniformat Code: D2014  
Recommendation: **Replace in 2021**

Cost Estimate: \$4,200

\$\$\$\$

Irrigation backflow is recommended to be replaced. - AssetCALC ID: 2938931

**Backflow Preventer**Priority Score: **84.9**Domestic Water, 2 IN  
Jon Storm Park Box near RestroomPlan Type:  
Performance/IntegrityUniformat Code: D2014  
Recommendation: **Replace in 2021**

Cost Estimate: \$4,200

\$\$\$\$

Recommended to be replaced. - AssetCALC ID: 2938932

**River Bank in Poor condition.**Priority Score: **83.8**Natural, Soil Stabilization  
Jon Storm Park River BankPlan Type:  
Performance/IntegrityUniformat Code: G2053  
Recommendation: **Allowance in 2022**

Cost Estimate: \$113,800

\$\$\$\$

- AssetCALC ID: 3143165

**Plan Types**

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

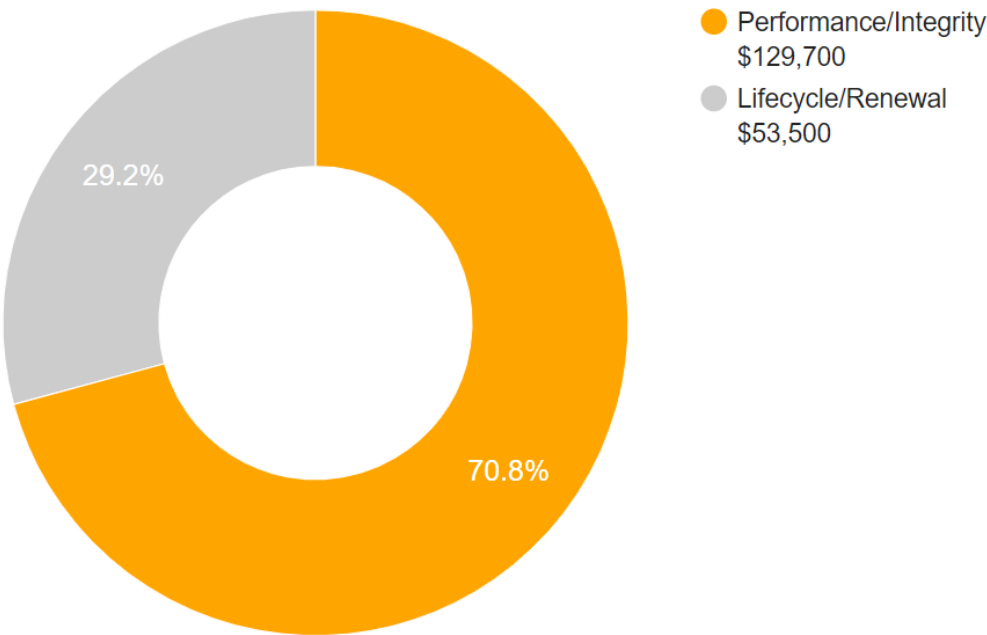
**Plan Type Descriptions**

|                              |                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |

Plan Type Descriptions

|                     |                                                                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Environmental       | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                           |
| Retrofit/Adaptation | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.       |
| Lifecycle/Renewal   | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted. |

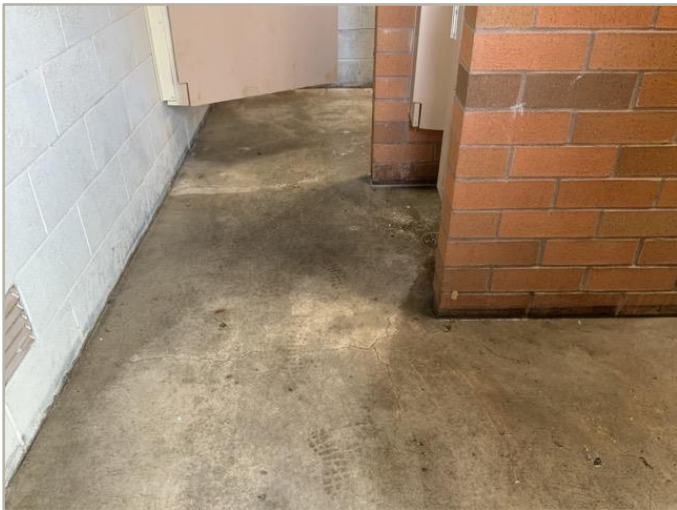
Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$183,200



## 2. Restroom Building



### Building 1: Systems Summary

|                       |                                                                                                                         |           |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------|-----------|
| Address               | 1801 Clackamette Drive, Oregon City, Oregon 97045                                                                       |           |
| Constructed/Renovated | 2006                                                                                                                    |           |
| Building Size         | 600 SF                                                                                                                  |           |
| Number of Stories     | 1                                                                                                                       |           |
| System                | Description                                                                                                             | Condition |
| Structure             | Steel frame with concrete-topped metal decks                                                                            | Fair      |
| Façade                | Painted CMU with no windows                                                                                             | Fair      |
| Roof                  | Primary: Gable construction with metal finish                                                                           | Fair      |
| Interiors             | Walls: Painted CMU<br>Floors: Unfinished<br>Ceilings: Wood paneling                                                     | Fair      |
| Elevators             | None                                                                                                                    | --        |
| Plumbing              | Copper supply and cast-iron waste and venting<br>Electric water heaters<br>Toilets, urinals, and sinks in all restrooms | Fair      |
| HVAC                  | N/A                                                                                                                     | --        |
| Fire Suppression      | N/A                                                                                                                     | --        |

Building 1: Systems Summary

|                         |                                                                                                    |      |
|-------------------------|----------------------------------------------------------------------------------------------------|------|
| Electrical              | Source and Distribution: Main panel with copper wiring<br>Interior Lighting: T-8<br>Emergency: N/A | Fair |
| Fire Alarm              | N/A                                                                                                | --   |
| Equipment/Special       | None                                                                                               | --   |
| Accessibility           | Presently it does not appear an accessibility study is needed for this building.                   |      |
| Key Issues and Findings | No key issues found                                                                                |      |

## Restroom Building: Systems Expenditure Forecast

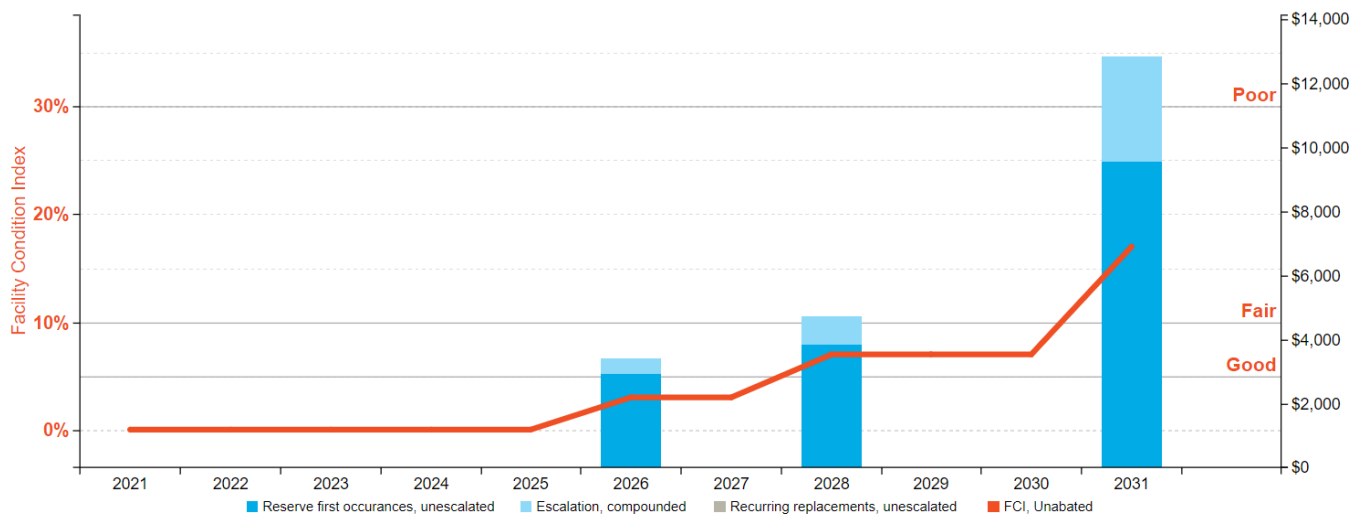
| System                          | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|---------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Roofing                         | -         | -                      | -                     | -                     | \$31,897                | \$31,897         |
| Interiors                       | -         | -                      | \$3,390               | \$5,644               | \$21,569                | \$30,603         |
| Plumbing                        | -         | -                      | -                     | \$2,797               | \$22,230                | \$25,027         |
| Electrical                      | -         | -                      | -                     | \$7,180               | \$3,706                 | \$10,886         |
| Fire Alarm & Electronic Systems | -         | -                      | -                     | \$1,918               | -                       | \$1,918          |
| <b>TOTALS</b>                   | -         | -                      | <b>\$3,400</b>        | <b>\$17,600</b>       | <b>\$79,500</b>         | <b>\$100,500</b> |

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

## Restroom Building: Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Jon Storm Park Restroom Building

Replacement Value: \$ 124,125; Inflation rate: 3.0%



### 3. General Park Summary



#### General Site Information

| Asset            | Description         | Quantity  | Condition |
|------------------|---------------------|-----------|-----------|
| Stairs           | Concrete            | 200 SF    | Fair      |
| Stairs           | Metal/Pan filled    | 100 SF    | Fair      |
| Parking Lot      | Asphalt             | 10,000 SF | Fair      |
| Shed/Gazebo      | Wood or Metal Frame | 480 SF    | Fair      |
| Sidewalk         | Concrete            | 4,000 SF  | Fair      |
| Lake Dock/Pier   | Wood                | 4,000 SF  | Fair      |
| Bike Rack        | Fixed Metal Loop    | 6 EA      | Fair      |
| Picnic Table     | Metal Powder Coated | 6 EA      | Fair      |
| Trash Receptacle | Medium Duty         | 3 EA      | Fair      |
| Fences           | Metal Tube          | 200 LF    | Fair      |

## General Site Information

|                                     |                                                                                                      |      |      |
|-------------------------------------|------------------------------------------------------------------------------------------------------|------|------|
| <b>Site Lighting</b>                | Bollard Style                                                                                        | 6 EA | Fair |
| <b>Landscaping and Topography</b>   | No significant landscaping features.<br>Irrigation present<br>Low to moderate site slopes throughout |      |      |
| <b>On-Site Vehicular Paving</b>     | Asphalt parking areas and drive lanes with                                                           |      |      |
| <b>Pedestrian paving and Trails</b> | Concrete sidewalks                                                                                   |      |      |
| <b>On-Site Amenities</b>            | Metal Tube fencing, picnic tables, trash receptacles, drinking fountains                             |      |      |
| <b>Ancillary Buildings</b>          | Gazebo/Shaded Structure                                                                              |      |      |
| <b>Fields and Lots</b>              | N/A                                                                                                  |      |      |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings                                           |      |      |
| <b>Accessibility</b>                | Presently it does not appear an accessibility study is needed for the general site areas.            |      |      |
| <b>Key Issues and Findings</b>      | No key issues were found at this time.                                                               |      |      |

## Systems Expenditure Forecast

| System Expenditure Forecast |                 |                        |                       |                       |                         |                    |
|-----------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System                      | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
| Structure                   | -               | -                      | -                     | -                     | -                       | -                  |
| Facade                      | -               | -                      | -                     | -                     | \$7,748                 | \$7,748            |
| Plumbing                    | \$12,480        | -                      | -                     | -                     | -                       | \$12,480           |
| Special Construction & Demo | -               | -                      | -                     | -                     | \$24,304                | \$24,304           |
| Site Development            | -               | \$117,162              | -                     | \$11,792              | \$659,507               | \$788,461          |
| Site Pavement               | -               | \$6,206                | -                     | \$7,194               | \$173,422               | \$186,822          |
| Site Utilities              | -               | -                      | -                     | \$7,337               | -                       | \$7,337            |
| <b>TOTALS</b>               | <b>\$12,500</b> | <b>\$123,400</b>       | <b>-</b>              | <b>\$26,400</b>       | <b>\$865,000</b>        | <b>\$1,027,300</b> |



## 4. Property Space Use and Observed Areas

### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 5. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park was originally constructed in 2006. The park has not since been substantially renovated.

The following table summarizes the accessibility conditions of the general site and at each major building within the park:

| Park: Accessibility Summary |                          |                          |                                    |
|-----------------------------|--------------------------|--------------------------|------------------------------------|
| Facility                    | Year Built/<br>Renovated | Prior Study<br>Provided? | Major/Moderate<br>Issues Observed? |
| Restroom Building           | 2006                     | No                       | No                                 |
| General Park                | 2006                     | No                       | No                                 |

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 6. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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



## 7. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 8. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Jon Storm Park, 1801 Clackamette Drive, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Konnye Zavala,  
Project Manager

**Reviewed by:**



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Tammy Prusa,  
Technical Report Reviewer for  
James A. Cave,  
Program Manager  
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800.733.0660 x6554



1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



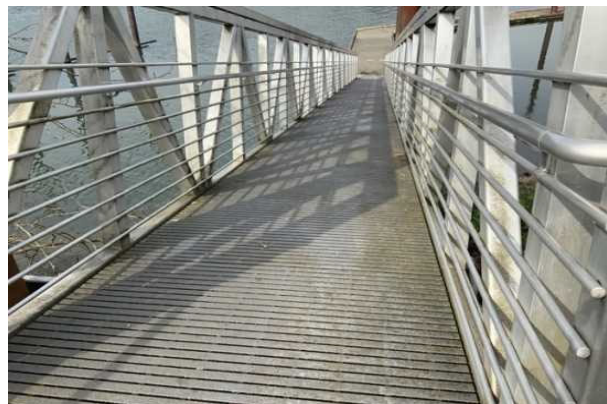
4

RIGHT ELEVATION



5

STAIRS, CONCRETE



6

SITE STAIRS AND RAMPS, METAL





7

EXTERIOR WALLS, CONCRETE  
BLOCK (CMU)

8

EXTERIOR DOOR, STEEL



9

ROOFING, METAL



10

TOILET PARTITIONS, BRICK



11

WALL FINISHES, PAINTED



12

FLOORING, UNFINISHED





13

CEILING FINISHES, WOOD  
PANELING

14

WATER HEATER, ELECTRIC



15

SINK/LAVATORY



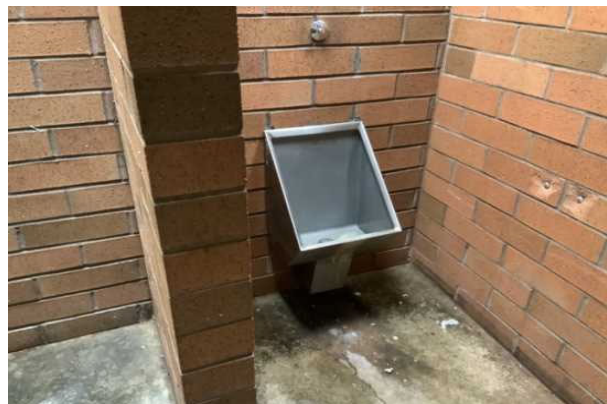
16

DRINKING FOUNTAIN



17

TOILET



18

URINAL



19

MAIN ELECTRICAL PANEL



20

SPECIAL FIXTURE WITH LAMP,  
METAL HALIDE

21

GAZEBO/SHADE STRUCTURE,  
WOOD OR METAL-FRAMED

22

PARKING LOTS, PAVEMENT



23

SIDEWALK, CONCRETE



24

LAKE DOCK/PIER, WOOD





25

FENCE



26

BIKE RACK, FIXED SINGLE LOOP



27

PICNIC TABLE, METAL POWDER-COATED



28

TRASH RECEPTACLE, MEDIUM-DUTY

Site Plan



|                                                                                                                  |                       |                     |                                                                                       |
|------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|---------------------------------------------------------------------------------------|
| <br><b>BUREAU<br/>VERITAS</b> | <b>Project Number</b> | <b>Project Name</b> |  |
|                                                                                                                  | 148392.21R000-028.017 | Jon Storm Park      |                                                                                       |
|                                                                                                                  | <b>Source</b>         | <b>On-Site Date</b> |                                                                                       |
|                                                                                                                  | Google                | March 18, 2021      |                                                                                       |

# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Jon Storm

**Name of person completing form:** Jon Waverly

**Title / Association w/ property:** Facilities Maintenance Manager

**Length of time associated w/ property:** 15 years

**Date Completed:** 3/18/2021

**Phone Number:** 503.519.0377

**Method of Completion:** INTERVIEW - verbally completed during interview

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

| Data Overview |                                                                                                        | Response            |           |                   |
|---------------|--------------------------------------------------------------------------------------------------------|---------------------|-----------|-------------------|
| 1             | Year(s) constructed                                                                                    | Constructed<br>2006 | Renovated |                   |
| 2             | Building size in SF                                                                                    | 600                 | SF        |                   |
| 3             | Major Renovation/Rehabilitation                                                                        |                     | Year      | Additional Detail |
|               |                                                                                                        | Facade              |           |                   |
|               |                                                                                                        | Roof                |           |                   |
|               |                                                                                                        | Interiors           |           |                   |
|               |                                                                                                        | HVAC                |           |                   |
|               |                                                                                                        | Electrical          |           |                   |
|               |                                                                                                        | Site Pavement       |           |                   |
|               |                                                                                                        | Accessibility       |           |                   |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         |                     |           |                   |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? |                     |           |                   |
| 6             | Describe any on-going extremely problematic, historically chronic, or immediate facility needs.        |                     |           |                   |



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

Item 9b.

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

Konnye Jawala

Signature of Assessor

Signature of POC

## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Jon Storm Park

**BV Project Number:** 148392.21R000-028.017

### Facility History & Interview

|   | Question                                                                                               | Yes | No | NA | Comments |
|---|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1 | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | X  |    |          |
| 2 | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     | X  |    |          |
| 3 | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | X  |    |          |

### Jon Storm: Accessibility Issues

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

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



Overview of accessible parking area



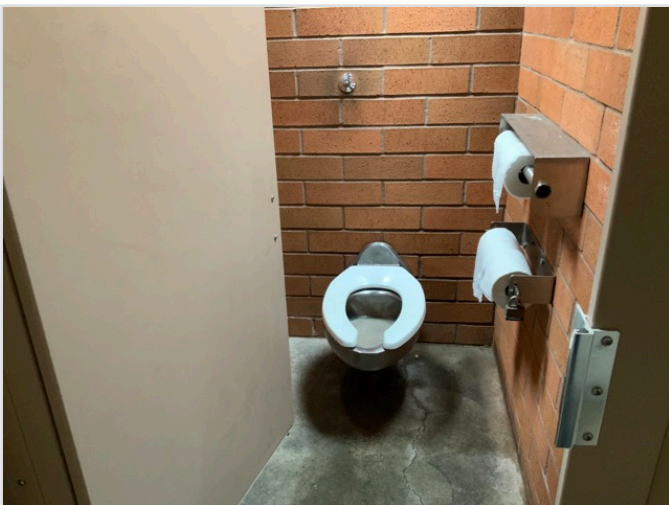
Close-up of stall or 2nd area of accessible parking



Accessible ramp or path



Curb cut or 2nd pathway



Toilet stall overview



Sink, faucet handles and/or accessories



Component Condition Report | Jon Storm Park

Item 9b.

| UF L3 Code                               | Location          | Condition | Asset/Component/Repair                                           | Quantity  | RUL | ID      |
|------------------------------------------|-------------------|-----------|------------------------------------------------------------------|-----------|-----|---------|
| Structure                                |                   |           |                                                                  |           |     |         |
| B1080                                    | Site              | Fair      | Stairs, Concrete, Exterior                                       | 200 SF    | 30  | 2931758 |
| B1080                                    | Site              | Fair      | Stairs, Metal or Pan-Filled, Exterior                            | 100 SF    | 23  | 2931765 |
| Facade                                   |                   |           |                                                                  |           |     |         |
| B2010                                    | Building exterior | Fair      | Exterior Walls, Concrete Block (CMU), 1-2 Story Building         | 900 SF    | 30  | 2931773 |
| B2050                                    | Building exterior | Fair      | Exterior Door, Steel, Standard                                   | 3         | 20  | 2931745 |
| Plumbing                                 |                   |           |                                                                  |           |     |         |
| D2010                                    | Box near Restroom | NA        | Backflow Preventer, Domestic Water, 2 IN [No tag/plate found]    | 1         | 0   | 2938932 |
| D2010                                    | Box near Restroom | NA        | Backflow Preventer, Domestic Water,1.5 IN [No tag/plate found]   | 1         | 0   | 2938931 |
| D2010                                    | Floating Dock     | NA        | Backflow Preventer, Domestic Water, 1.5 IN [No tag/plate found]  | 1         | 0   | 2938930 |
| Special Construction & Demo              |                   |           |                                                                  |           |     |         |
| F1020                                    | Site              | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal | 480 SF    | 15  | 2931766 |
| Pedestrian Plazas & Walkways             |                   |           |                                                                  |           |     |         |
| G2020                                    | Site              | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe                   | 10,000 SF | 2   | 2931768 |
| G2020                                    | Site              | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                  | 10,000 SF | 15  | 2931748 |
| G2030                                    | Site              | Fair      | Sidewalk, Concrete, Large Areas                                  | 4,000 SF  | 20  | 2931761 |
| Athletic, Recreational & Playfield Areas |                   |           |                                                                  |           |     |         |
| G2050                                    | Site              | Good      | Lake Dock/Pier, Decking & Structure, Wood Pile-Supported         | 4,000 SF  | 15  | 2931751 |
| G2050                                    | River Bank        | Poor      | River Bank, Natural, Soil Stabilization, Allowance               | 25,000 SF | 1   | 3143165 |
| Sitework                                 |                   |           |                                                                  |           |     |         |
| G2060                                    | Site              | Fair      | Picnic Table, Metal Powder-Coated                                | 6         | 10  | 2931750 |
| G2060                                    | Site              | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                   | 3         | 10  | 2931747 |
| G2060                                    | Site              | Fair      | Fences & Gates, Fence, Metal Tube 4'                             | 200 LF    | 20  | 2931769 |
| G4050                                    | Site              | Fair      | Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install     | 6         | 10  | 2931762 |

Component Condition Report | Jon Storm Park / Restroom Building

| UF L3 Code | Location  | Condition | Asset/Component/Repair                   | Quantity | RUL | ID      |
|------------|-----------|-----------|------------------------------------------|----------|-----|---------|
| Roofing    |           |           |                                          |          |     |         |
| B3010      | Restrooms | Fair      | Roofing, Metal                           | 700 SF   | 20  | 2931936 |
| B3060      | Restrooms | Fair      | Roof Skylight, per unit, up to 20 SF     | 4        | 15  | 2931774 |
| Interiors  |           |           |                                          |          |     |         |
| C1090      | Restrooms | Fair      | Toilet Partitions, Plastic/Laminate      | 4        | 10  | 2931754 |
| C2010      | Restrooms | Fair      | Wall Finishes, any surface, Prep & Paint | 900 SF   | 5   | 2931754 |

| UF L3 Code                      | Location  | Condition | Asset/Component/Repair                                                  | Quantity | RUL | ID      |
|---------------------------------|-----------|-----------|-------------------------------------------------------------------------|----------|-----|---------|
| C2030                           | Restrooms | Fair      | Flooring, any surface, w/ Paint or Sealant, Prep & Paint                | 600 SF   | 5   | 2931775 |
| C2050                           | Restrooms | Fair      | Ceiling Finishes, Wood Paneling                                         | 600 SF   | 15  | 2931753 |
| Plumbing                        |           |           |                                                                         |          |     |         |
| D2010                           | Restrooms | Fair      | Sink/Lavatory, Vanity Top, Enameled Steel                               | 1        | 15  | 2931760 |
| D2010                           | Restrooms | Fair      | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)     | 600 SF   | 20  | 2931763 |
| D2010                           | Restrooms | Fair      | Drinking Fountain, Wall-Mounted, Single-Level                           | 1        | 7   | 2931759 |
| D2010                           | Restrooms | Fair      | Toilet, Commercial Water Closet                                         | 3        | 15  | 2931764 |
| D2010                           | Restrooms | Fair      | Water Heater, Electric, Residential [No tag/plate found]                | 1        | 7   | 2931771 |
| D2010                           | Restrooms | Fair      | Urinal, Standard                                                        | 1        | 15  | 2931772 |
| D2010                           | Restrooms | Fair      | Sink/Lavatory, Service Sink, Wall-Hung                                  | 1        | 15  | 2931752 |
| Electrical                      |           |           |                                                                         |          |     |         |
| D5020                           | Restrooms | Fair      | Distribution Panel, 120/208 V [No tag/plate found]                      | 1        | 12  | 2931757 |
| D5040                           | Restrooms | Fair      | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures | 600 SF   | 10  | 2931756 |
| D5040                           | Restrooms | Fair      | Special Fixture w/ Lamp, Metal Halide                                   | 3        | 10  | 2931746 |
| Fire Alarm & Electronic Systems |           |           |                                                                         |          |     |         |
| D7030                           | Restrooms | Fair      | Security/Surveillance System, Full System Upgrade, Average Density      | 600 SF   | 7   | 2931755 |



7/15/2021

| Location                           | 2021     | 2022      | 2023    | 2024 | 2025 | 2026    | 2027 | 2028     | 2029 | 2030 | 2031     | 2032      | 2033     | 2034 | 2035 | 2036      | 2037 | 2038    | 2039 | 2040 | 2041      | Total Escalated Estimate |
|------------------------------------|----------|-----------|---------|------|------|---------|------|----------|------|------|----------|-----------|----------|------|------|-----------|------|---------|------|------|-----------|--------------------------|
| Jon Storm Park                     | \$12,480 | \$117,163 | \$6,206 | \$0  | \$0  | \$0     | \$0  | \$7,195  | \$0  | \$0  | \$19,131 | \$157,457 | \$8,341  | \$0  | \$0  | \$581,278 | \$0  | \$9,669 | \$0  | \$0  | \$108,240 | \$1,027,159              |
| Jon Storm Park / Restroom Building | \$0      | \$0       | \$0     | \$0  | \$0  | \$3,391 | \$0  | \$4,717  | \$0  | \$0  | \$12,825 | \$0       | \$3,707  | \$0  | \$0  | \$47,292  | \$0  | \$0     | \$0  | \$0  | \$28,410  | \$100,342                |
| Grand Total                        | \$12,480 | \$117,163 | \$6,206 | \$0  | \$0  | \$3,391 | \$0  | \$11,911 | \$0  | \$0  | \$31,956 | \$157,457 | \$12,048 | \$0  | \$0  | \$628,570 | \$0  | \$9,669 | \$0  | \$0  | \$136,650 | \$1,127,500              |

Jon Storm Park

| Uniformat Code                                          | ID      | Cost Description                                                          | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2021     | 2022      | 2023    | 2024 | 2025 | 2026 | 2027 | 2028    | 2029 | 2030 | 2031     | 2032      | 2033    | 2034 | 2035     | 2036      | 2037 | 2038    | 2039 | 2040 | 2041      | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|---------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|-----------|----------|-----------|---------|------|------|------|------|---------|------|------|----------|-----------|---------|------|----------|-----------|------|---------|------|------|-----------|----------------------------|
| B2050                                                   | 2931745 | Exterior Door, Steel, Standard, Replace                                   | 40             | 20   | 20  | 3        | EA   | \$1,430.00  | \$4,290   |          |           |         |      |      |      |      |         |      |      |          |           |         |      |          |           |      |         |      |      | \$4,290   | \$4,290                    |
| D2010                                                   | 2938932 | Backflow Preventer, Domestic Water, 2 IN, Replace                         | 30             | 30   | 0   | 1        | EA   | \$4,160.00  | \$4,160   | \$4,160  |           |         |      |      |      |      |         |      |      |          |           |         |      |          |           |      |         |      |      |           | \$4,160                    |
| D2010                                                   | 2938931 | Backflow Preventer, Domestic Water, 1.5 IN, Replace                       | 30             | 30   | 0   | 1        | EA   | \$4,160.00  | \$4,160   | \$4,160  |           |         |      |      |      |      |         |      |      |          |           |         |      |          |           |      |         |      |      |           | \$4,160                    |
| D2010                                                   | 2938930 | Backflow Preventer, Domestic Water, 1.5 IN, Replace                       | 30             | 30   | 0   | 1        | EA   | \$4,160.00  | \$4,160   | \$4,160  |           |         |      |      |      |      |         |      |      |          |           |         |      |          |           |      |         |      |      |           | \$4,160                    |
| F1020                                                   | 2931766 | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace | 30             | 15   | 15  | 480      | SF   | \$32.50     | \$15,600  |          |           |         |      |      |      |      |         |      |      |          |           |         |      |          | \$15,600  |      |         |      |      |           | \$15,600                   |
| G2020                                                   | 2931768 | Parking Lots, Pavement, Asphalt, Seal & Stripe                            | 5              | 3    | 2   | 10000    | SF   | \$0.59      | \$5,850   |          |           | \$5,850 |      |      |      |      | \$5,850 |      |      |          | \$5,850   |         |      |          |           |      | \$5,850 |      |      |           | \$23,400                   |
| G2020                                                   | 2931748 | Parking Lots, Pavement, Asphalt, Mill & Overlay                           | 25             | 10   | 15  | 10000    | SF   | \$4.55      | \$45,500  |          |           |         |      |      |      |      |         |      |      |          |           |         |      | \$45,500 |           |      |         |      |      |           | \$45,500                   |
| G2030                                                   | 2931761 | Sidewalk, Concrete, Large Areas, Replace                                  | 50             | 30   | 20  | 4000     | SF   | \$11.70     | \$46,800  |          |           |         |      |      |      |      |         |      |      |          |           |         |      |          |           |      |         |      |      | \$46,800  | \$46,800                   |
| G2050                                                   | 3143165 | River Bank, Natural, Soil Stabilization, Allowance                        | 10             | 9    | 1   | 25000    | SF   | \$4.55      | \$113,750 |          | \$113,750 |         |      |      |      |      |         |      |      |          | \$113,750 |         |      |          |           |      |         |      |      |           | \$227,500                  |
| G2050                                                   | 2931751 | Lake Dock/Pier, Decking & Structure, Wood Pile-Supported, Replace         | 25             | 10   | 15  | 4000     | SF   | \$78.00     | \$312,000 |          |           |         |      |      |      |      |         |      |      |          |           |         |      |          | \$312,000 |      |         |      |      |           | \$312,000                  |
| G2060                                                   | 2931750 | Picnic Table, Metal Powder-Coated, Replace                                | 20             | 10   | 10  | 6        | EA   | \$910.00    | \$5,460   |          |           |         |      |      |      |      |         |      |      | \$5,460  |           |         |      |          |           |      |         |      |      |           | \$5,460                    |
| G2060                                                   | 2931747 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                   | 20             | 10   | 10  | 3        | EA   | \$1,105.00  | \$3,315   |          |           |         |      |      |      |      |         |      |      | \$3,315  |           |         |      |          |           |      |         |      |      |           | \$3,315                    |
| G2060                                                   | 2931769 | Fences & Gates, Fence, Metal Tube 4', Replace                             | 40             | 20   | 20  | 200      | LF   | \$44.20     | \$8,840   |          |           |         |      |      |      |      |         |      |      |          |           |         |      |          |           |      |         |      |      | \$8,840   | \$8,840                    |
| G4050                                                   | 2931762 | Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install              | 20             | 10   | 10  | 6        | EA   | \$910.00    | \$5,460   |          |           |         |      |      |      |      |         |      |      | \$5,460  |           |         |      |          |           |      |         |      |      |           | \$5,460                    |
| Totals, Unescalated                                     |         |                                                                           |                |      |     |          |      |             |           | \$12,480 | \$113,750 | \$5,850 | \$0  | \$0  | \$0  | \$0  | \$5,850 | \$0  | \$0  | \$14,235 | \$113,750 | \$5,850 | \$0  | \$0      | \$373,100 | \$0  | \$5,850 | \$0  | \$0  | \$59,930  | \$710,645                  |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                           |                |      |     |          |      |             |           | \$12,480 | \$117,163 | \$6,206 | \$0  | \$0  | \$0  | \$0  | \$7,195 | \$0  | \$0  | \$19,131 | \$157,457 | \$8,341 | \$0  | \$0      | \$581,278 | \$0  | \$9,669 | \$0  | \$0  | \$108,240 | \$1,027,159                |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

Jon Storm Park / Restroom Building

| Uniformat Code                                          | ID      | Cost Description                                                                 | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023 | 2024 | 2025 | 2026    | 2027 | 2028    | 2029 | 2030 | 2031     | 2032 | 2033    | 2034 | 2035 | 2036     | 2037 | 2038 | 2039 | 2040     | 2041     | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|----------------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|----------|------|------|------|------|------|---------|------|---------|------|------|----------|------|---------|------|------|----------|------|------|------|----------|----------|----------------------------|
| B3010                                                   | 2931936 | Roofing, Metal, Replace                                                          | 40             | 20   | 20  | 700      | SF   | \$16.90     | \$11,830 |      |      |      |      |      |         |      |         |      |      |          |      |         |      |      |          |      |      |      | \$11,830 | \$11,830 |                            |
| B3060                                                   | 2931774 | Roof Skylight, per unit, up to 20 SF, Replace                                    | 30             | 15   | 15  | 4        | EA   | \$1,690.00  | \$6,760  |      |      |      |      |      |         |      |         |      |      |          |      |         |      |      | \$6,760  |      |      |      |          |          | \$6,760                    |
| C1090                                                   | 2931767 | Toilet Partitions, Plastic/Laminate, Replace                                     | 20             | 10   | 10  | 4        | EA   | \$1,050.00  | \$4,200  |      |      |      |      |      |         |      |         |      |      | \$4,200  |      |         |      |      |          |      |      |      |          |          | \$4,200                    |
| C2010                                                   | 2931754 | Wall Finishes, any surface, Prep & Paint                                         | 10             | 5    | 5   | 900      | SF   | \$1.95      | \$1,755  |      |      |      |      |      | \$1,755 |      |         |      |      |          |      |         |      |      | \$1,755  |      |      |      |          |          | \$3,510                    |
| C2030                                                   | 2931775 | Flooring, any surface, w/ Paint or Sealant, Prep & Paint                         | 10             | 5    | 5   | 600      | SF   | \$1.95      | \$1,170  |      |      |      |      |      | \$1,170 |      |         |      |      |          |      |         |      |      | \$1,170  |      |      |      |          |          | \$2,340                    |
| C2050                                                   | 2931753 | Ceiling Finishes, Wood Paneling, Replace                                         | 30             | 15   | 15  | 600      | SF   | \$18.20     | \$10,920 |      |      |      |      |      |         |      |         |      |      |          |      |         |      |      | \$10,920 |      |      |      |          |          | \$10,920                   |
| D2010                                                   | 2931771 | Water Heater, Electric, Residential, Replace                                     | 15             | 8    | 7   | 1        | EA   | \$715.00    | \$715    |      |      |      |      |      |         |      | \$715   |      |      |          |      |         |      |      |          |      |      |      |          |          | \$715                      |
| D2010                                                   | 2931763 | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace     | 40             | 20   | 20  | 600      | SF   | \$6.50      | \$3,900  |      |      |      |      |      |         |      |         |      |      |          |      |         |      |      |          |      |      |      | \$3,900  | \$3,900  |                            |
| D2010                                                   | 2931759 | Drinking Fountain, Wall-Mounted, Single-Level, Replace                           | 15             | 8    | 7   | 1        | EA   | \$1,560.00  | \$1,560  |      |      |      |      |      |         |      | \$1,560 |      |      |          |      |         |      |      |          |      |      |      |          |          | \$1,560                    |
| D2010                                                   | 2931760 | Sink/Lavatory, Vanity Top, Enameled Steel, Replace                               | 30             | 15   | 15  | 1        | EA   | \$1,430.00  | \$1,430  |      |      |      |      |      |         |      |         |      |      |          |      |         |      |      | \$1,430  |      |      |      |          |          | \$1,430                    |
| D2010                                                   | 2931764 | Toilet, Commercial Water Closet, Replace                                         | 30             | 15   | 15  | 3        | EA   | \$1,690.00  | \$5,070  |      |      |      |      |      |         |      |         |      |      |          |      |         |      |      | \$5,070  |      |      |      |          |          | \$5,070                    |
| D2010                                                   | 2931772 | Urinal, Standard, Replace                                                        | 30             | 15   | 15  | 1        | EA   | \$1,430.00  | \$1,430  |      |      |      |      |      |         |      |         |      |      |          |      |         |      |      | \$1,430  |      |      |      |          |          | \$1,430                    |
| D2010                                                   | 2931752 | Sink/Lavatory, Service Sink, Wall-Hung, Replace                                  | 35             | 20   | 15  | 1        | EA   | \$1,820.00  | \$1,820  |      |      |      |      |      |         |      |         |      |      |          |      |         |      |      | \$1,820  |      |      |      |          |          | \$1,820                    |
| D5020                                                   | 2931757 | Distribution Panel, 120/208 V, Replace                                           | 30             | 18   | 12  | 1        | EA   | \$2,600.00  | \$2,600  |      |      |      |      |      |         |      |         |      |      |          |      | \$2,600 |      |      |          |      |      |      |          |          | \$2,600                    |
| D5040                                                   | 2931756 | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace | 20             | 10   | 10  | 600      | SF   | \$7.80      | \$4,680  |      |      |      |      |      |         |      |         |      |      | \$4,680  |      |         |      |      |          |      |      |      |          |          | \$4,680                    |
| D5040                                                   | 2931746 | Special Fixture w/ Lamp, Metal Halide, Replace                                   | 20             | 10   | 10  | 3        | EA   | \$221.00    | \$663    |      |      |      |      |      |         |      |         |      |      | \$663    |      |         |      |      |          |      |      |      |          |          | \$663                      |
| D7030                                                   | 2931755 | Security/Surveillance System, Full System Upgrade, Average Density, Replace      | 15             | 8    | 7   | 600      | SF   | \$2.60      | \$1,560  |      |      |      |      |      |         |      | \$1,560 |      |      |          |      |         |      |      |          |      |      |      |          |          | \$1,560                    |
| Totals, Unescalated                                     |         |                                                                                  |                |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$2,925 | \$0  | \$3,835 | \$0  | \$0  | \$9,543  | \$0  | \$2,600 | \$0  | \$0  | \$30,355 | \$0  | \$0  | \$0  | \$0      | \$15,730 | \$64,988                   |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                  |                |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$3,391 | \$0  | \$4,717 | \$0  | \$0  | \$12,825 | \$0  | \$3,707 | \$0  | \$0  | \$47,292 | \$0  | \$0  | \$0  | \$0      | \$28,410 | \$100,342                  |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Library Park  
606 John Adams Street  
Oregon City, Oregon 97045

## **PREPARED BY:**

Bureau Veritas  
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## **BV PROJECT #:**

148392.21R000-019.017

## **DATE OF REPORT:**

July 13, 2021

## **ON SITE DATE:**

April 6, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Neighborhood park                                                                                                                                            |
| Main Address                      | 606 John Adams Street, Oregon City, Oregon 97045                                                                                                             |
| Site Developed                    | N/A                                                                                                                                                          |
| Lot Size                          | 1.32 acres (Per County GIS database)                                                                                                                         |
| Number of Substantial Buildings   | None                                                                                                                                                         |
| Parking Spaces                    | Fifteen total spaces all in open lots; five of which are accessible.                                                                                         |
| Date(s) of Visit                  | April 6, 2021                                                                                                                                                |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565 Phone<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                   |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                   |
| Assessment and Report Prepared By | Rashad Alnial                                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |

## Park Findings and Deficiencies

### Historical Summary

Library Park is located at 606 John Adams Street and has a spray area that is temporally closed due to Covid-19. The spray park was redesigned and open in 2011, the rest of the park amenities were installed throughout different periods.

### Site & Amenities

Site amenities consists of an asphalt parking lot, concrete sidewalk, playground area, spray area, site lighting, stone retaining wall, benches, trash receptacles and a shed. The site amenities appear to be in good condition and conveys the impression of being well maintained.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

### Systems Expenditure Forecast

| Systems Expenditure Forecast |           |                        |                       |                       |                         |                  |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                       | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Plumbing                     | -         | -                      | \$2,260               | -                     | \$3,521                 | \$5,781          |
| Site Development             | -         | -                      | \$110,958             | \$77,654              | \$139,386               | \$327,998        |
| Site Utilities               | -         | -                      | -                     | \$37,736              | -                       | \$37,736         |
| Site Pavement                | -         | -                      | -                     | -                     | -                       | -                |
| <b>TOTALS</b>                | <b>-</b>  | <b>-</b>               | <b>\$113,300</b>      | <b>\$115,400</b>      | <b>\$143,000</b>        | <b>\$371,700</b> |

### Immediate Needs

Not applicable, no immediate needs were identified.

### Key Findings

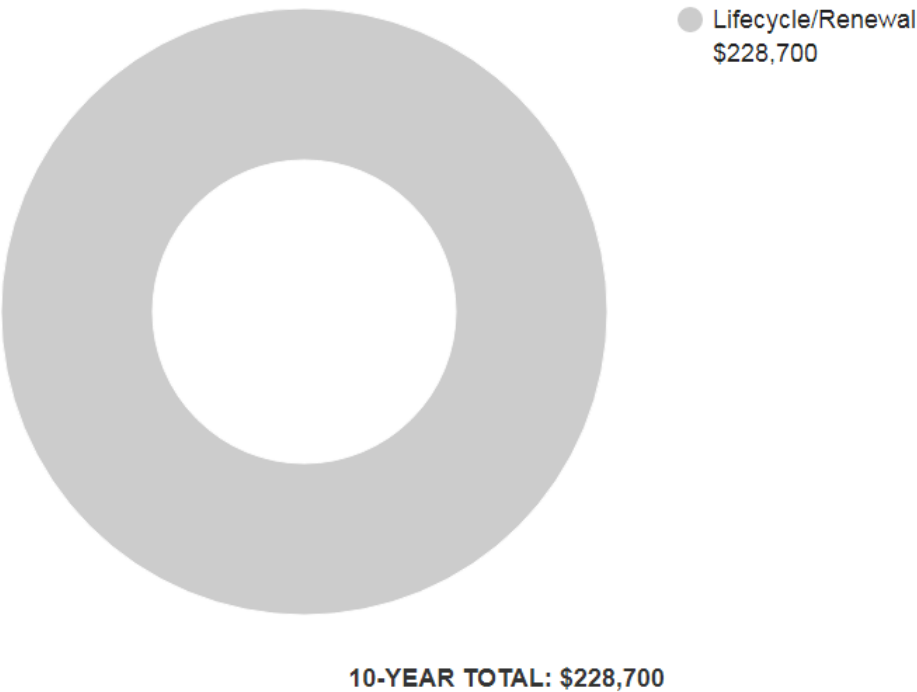
Not applicable, key findings were identified.

Plan Types

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

| Plan Type Descriptions |                                                                                                                                                         |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Safety                 | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| Performance/Integrity  | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| Accessibility          | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| Environmental          | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |
| Retrofit/Adaptation    | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| Lifecycle/Renewal      | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

| Plan Type Distribution (by Cost) |  |
|----------------------------------|--|
|----------------------------------|--|





## 2. General Park Summary



### General Site Information

| <i>Asset</i>               | <i>Description</i> | <i>Quantity</i> | <i>Condition</i> |
|----------------------------|--------------------|-----------------|------------------|
| <b>Signage</b>             | Property Sign      | 2 EA            | Fair             |
| <b>Signage</b>             | Directional Sign   | 10 EA           | Fair             |
| <b>Bollard</b>             | Metal              | 1 EA            | Good             |
| <b>Play Structures</b>     | Very small         | 1 EA            | Fair             |
| <b>Play Structures</b>     | Swing set          | 1 EA            | Fair             |
| <b>Play Field Surfaces</b> | Rubber             | 2,100 SF        | Fair             |
| <b>Park Bench</b>          | Wood               | 24 EA           | Fair             |
| <b>Bike Rack</b>           | Single loop        | 8 EA            | Good             |
| <b>Trash Receptacle</b>    | Medium-Duty, Metal | 5 EA            | Fair             |

| General Site Information            |                                                                                               |          |      |
|-------------------------------------|-----------------------------------------------------------------------------------------------|----------|------|
| <b>Drinking Fountain</b>            | Metal Pedestal                                                                                | 1 EA     | Fair |
| <b>Book Box</b>                     | Metal                                                                                         | 5 EA     | Fair |
| <b>Plumbing System</b>              | Spray Area                                                                                    | 2,800 SF | Fair |
| <b>Landscaping and Topography</b>   | Moderate landscaping features<br>Irrigation present<br>Low to moderate site slopes throughout |          |      |
| <b>On-Site Vehicular Paving</b>     | Asphalt parking areas and drive lanes with concrete parking curbs                             |          |      |
| <b>Pedestrian paving and Trails</b> | Concrete sidewalks                                                                            |          |      |
| <b>On-Site Amenities</b>            | Spray area, playground, benches, retaining walls and site lighting                            |          |      |
| <b>Ancillary Buildings</b>          | Shed                                                                                          |          |      |
| <b>Fields and Lots</b>              | None                                                                                          |          |      |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings                                    |          |      |
| <b>Accessibility</b>                | Presently it does not appear an accessibility study is needed for the general site areas.     |          |      |
| <b>Key Issues and Findings</b>      | No key issuers were found.                                                                    |          |      |

### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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



## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Library Park, 606 John Adams Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Rashad Alnial,  
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1

PROPERTY SIGN



2

OVERVIEW OF PARK



3

NORTHERN ENTRANCE



4

EASTERN ENTRANCE



5

WESTERN ENTRANCE



6

PLAYGROUND AREA





7

SPRAY AREA



8

PARKING AREA



9

PARK BENCH



10

SWING SET



11

OPEN FIELD



12

SIDEWALK



| <br><b>BUREAU VERITAS</b> | Project Number        | Project Name  |  |
|--------------------------------------------------------------------------------------------------------------|-----------------------|---------------|---------------------------------------------------------------------------------------|
|                                                                                                              | 148392.21R000-019.017 | Library Park  |                                                                                       |
|                                                                                                              | Source                | On-Site Date  |                                                                                       |
|                                                                                                              | Orcity.org            | April 6, 2021 |                                                                                       |



## PRE-SURVEY QUESTIONNAIRE

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

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

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

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

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

| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |



## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Library Park

BV Project Number: 148392.21R000-019.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | X  |    |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | X  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     |    | X  |          |

## Abbreviated Accessibility Checklist

## Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

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

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

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

|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | X |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | X |  |

# Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

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



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

# Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

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

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

## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |



## Abbreviated Accessibility Checklist

## Public Restrooms

NA

NA

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

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

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

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

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

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools



Accessible route to playground/pool



Overview of playground/pool

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



| UF L3 Code                               | Location          | Condition | Asset/Component/Repair                                                              | Quantity  | RUL | ID      |
|------------------------------------------|-------------------|-----------|-------------------------------------------------------------------------------------|-----------|-----|---------|
| Plumbing                                 |                   |           |                                                                                     |           |     |         |
| D2010                                    | Site              | Fair      | Drinking Fountain, Exterior/Site, Metal Pedestal                                    | 1         | 5   | 2968768 |
| Pedestrian Plazas & Walkways             |                   |           |                                                                                     |           |     |         |
| G2030                                    | Site              | Good      | Sidewalk, Concrete, Large Areas                                                     | 36,000 SF | 30  | 2968772 |
| Athletic, Recreational & Playfield Areas |                   |           |                                                                                     |           |     |         |
| G2050                                    | Site              | Fair      | Play Structure, Swing Set, 4 Seats                                                  | 1         | 10  | 2968766 |
| G2050                                    | Site              | Fair      | Playground Surfaces, Rubber, Interlocking Tiles                                     | 2,100 SF  | 5   | 2968761 |
| G2050                                    | Site              | Fair      | Play Structure, Slide                                                               | 1         | 10  | 2968765 |
| Sitework                                 |                   |           |                                                                                     |           |     |         |
| G2060                                    | Building exterior | Fair      | Park Bench, Basic, Wood                                                             | 1         | 3   | 2968773 |
| G2060                                    | Site              | Fair      | Park Bench, Round, Wood                                                             | 1         | 10  | 2968759 |
| G2060                                    | Site              | Fair      | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install           | 10        | 10  | 2968769 |
| G2060                                    | Site              | Fair      | Park Bench, High End, Wood                                                          | 3         | 10  | 2968762 |
| G2060                                    | Site              | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                                      | 10        | 10  | 2968763 |
| G2060                                    | Site              | Good      | Bike Rack, Fixed Single Loop                                                        | 8         | 15  | 2968754 |
| G2060                                    | Site              | Good      | Bollard, Concrete or Metal                                                          | 1         | 20  | 2968760 |
| G2060                                    | Site              | Fair      | Retaining Wall, Concrete Cast-in-Place                                              | 30 SF     | 35  | 2968774 |
| G2060                                    | Site              | Fair      | Park Bench, Mid Scale, Wood                                                         | 3         | 5   | 2968771 |
| G2060                                    | Site              | Fair      | Signage, Property, Monument, Replace/Install                                        | 2         | 10  | 2968753 |
| G2060                                    | Site              | Fair      | Park Bench, Built-In, Wood                                                          | 5         | 10  | 2968758 |
| G2060                                    | Spray Area        | Fair      | Decorative Fountains, Commercial, Repair Allowance/ Pumps and Accessories           | 1         | 5   | 2968756 |
| G2060                                    | Site              | Fair      | Park Bench, Basic, Wood                                                             | 3         | 4   | 2968767 |
| G4050                                    | Site              | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 5         | 10  | 2968764 |
| G4050                                    | Site              | Fair      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                              | 4         | 10  | 2968775 |

|                                                         |         |                                                                                     |      |      |         |         |           |      |      |      |      |                |      |      |      |          |          |             |          |      |      |           |                          |           |          |          |      |          |           |         |      |         |      |          |      |         |         |          |           |           |                            |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------------------|------|------|---------|---------|-----------|------|------|------|------|----------------|------|------|------|----------|----------|-------------|----------|------|------|-----------|--------------------------|-----------|----------|----------|------|----------|-----------|---------|------|---------|------|----------|------|---------|---------|----------|-----------|-----------|----------------------------|
| Replacement Reserves Report                             |         |                                                                                     |      |      |         |         |           |      |      |      |      |                |      |      |      |          |          |             |          |      |      |           |                          |           |          |          |      |          |           |         |      |         |      |          |      |         |         |          |           |           |                            |
| Library Park                                            |         |                                                                                     |      |      |         |         |           |      |      |      |      |                |      |      |      |          |          |             |          |      |      |           |                          |           |          |          |      |          |           |         |      |         |      |          |      |         |         |          |           |           |                            |
| 7/13/2021                                               |         |                                                                                     |      |      |         |         |           |      |      |      |      |                |      |      |      |          |          |             |          |      |      |           |                          |           |          |          |      |          |           |         |      |         |      |          |      |         |         |          |           |           |                            |
|                                                         |         |                                                                                     |      |      |         |         |           |      |      |      |      |                |      |      |      |          |          |             |          |      |      |           |                          |           |          |          |      |          |           |         |      |         |      |          |      |         |         |          |           |           |                            |
| Location                                                |         | 2021                                                                                | 2022 | 2023 | 2024    | 2025    | 2026      | 2027 | 2028 | 2029 | 2030 | 2031           | 2032 | 2033 | 2034 | 2035     | 2036     | 2037        | 2038     | 2039 | 2040 | 2041      | Total Escalated Estimate |           |          |          |      |          |           |         |      |         |      |          |      |         |         |          |           |           |                            |
| Library Park                                            |         | \$0                                                                                 | \$0  | \$0  | \$1,207 | \$3,731 | \$108,282 | \$0  | \$0  | \$0  | \$0  | \$115,395      | \$0  | \$0  | \$0  | \$0      | \$13,772 | \$0         | \$0      | \$0  | \$0  | \$129,137 | \$371,525                |           |          |          |      |          |           |         |      |         |      |          |      |         |         |          |           |           |                            |
| Grand Total                                             |         | \$0                                                                                 | \$0  | \$0  | \$1,207 | \$3,731 | \$108,282 | \$0  | \$0  | \$0  | \$0  | \$115,395      | \$0  | \$0  | \$0  | \$0      | \$13,772 | \$0         | \$0      | \$0  | \$0  | \$129,137 | \$371,525                |           |          |          |      |          |           |         |      |         |      |          |      |         |         |          |           |           |                            |
|                                                         |         |                                                                                     |      |      |         |         |           |      |      |      |      |                |      |      |      |          |          |             |          |      |      |           |                          |           |          |          |      |          |           |         |      |         |      |          |      |         |         |          |           |           |                            |
| Uniformat Code                                          | ID      | Cost Description                                                                    |      |      |         |         |           |      |      |      |      | Lifespan (EUL) | EA   | Age  | RUL  | Quantity | Unit     | Unit Cost * | Subtotal | 2021 | 2022 | 2023      | 2024                     | 2025      | 2026     | 2027     | 2028 | 2029     | 2030      | 2031    | 2032 | 2033    | 2034 | 2035     | 2036 | 2037    | 2038    | 2039     | 2040      | 2041      | Deficiency Repair Estimate |
| D2010                                                   | 2968768 | Drinking Fountain, Exterior/Site, Metal Pedestal, Replace                           |      |      |         |         |           |      |      |      |      | 15             | 10   | 5    | 1    | EA       |          | \$1,950.00  | \$1,950  |      |      |           |                          |           |          | \$1,950  |      |          |           |         |      |         |      |          |      |         |         |          | \$1,950   | \$3,900   |                            |
| G2050                                                   | 2968761 | Playground Surfaces, Rubber, Interlocking Tiles, Replace                            |      |      |         |         |           |      |      |      |      | 15             | 10   | 5    | 2100 | SF       |          | \$32.50     | \$68,250 |      |      |           |                          |           |          | \$68,250 |      |          |           |         |      |         |      |          |      |         |         |          | \$68,250  | \$136,500 |                            |
| G2050                                                   | 2968766 | Play Structure, Swing Set, 4 Seats, Replace                                         |      |      |         |         |           |      |      |      |      | 20             | 10   | 10   | 1    | EA       |          | \$3,250.00  | \$3,250  |      |      |           |                          |           |          |          |      |          |           | \$3,250 |      |         |      |          |      |         |         |          | \$3,250   |           |                            |
| G2050                                                   | 2968765 | Play Structure, Slide, Replace                                                      |      |      |         |         |           |      |      |      |      | 20             | 10   | 10   | 1    | EA       |          | \$7,800.00  | \$7,800  |      |      |           |                          |           |          |          |      |          |           | \$7,800 |      |         |      |          |      |         |         |          | \$7,800   |           |                            |
| G2060                                                   | 2968756 | Decorative Fountains, Commercial, Repair Allowance/ Pumps and Accessories           |      |      |         |         |           |      |      |      |      | 25             | 20   | 5    | 1    | EA       |          | \$19,500.00 | \$19,500 |      |      |           |                          |           | \$19,500 |          |      |          |           |         |      |         |      |          |      |         |         |          | \$19,500  |           |                            |
| G2060                                                   | 2968773 | Park Bench, Basic, Wood, Replace                                                    |      |      |         |         |           |      |      |      |      | 20             | 17   | 3    | 1    | EA       |          | \$1,105.00  | \$1,105  |      |      |           | \$1,105                  |           |          |          |      |          |           |         |      |         |      |          |      |         |         |          | \$1,105   |           |                            |
| G2060                                                   | 2968767 | Park Bench, Basic, Wood, Replace                                                    |      |      |         |         |           |      |      |      |      | 20             | 16   | 4    | 3    | EA       |          | \$1,105.00  | \$3,315  |      |      |           |                          | \$3,315   |          |          |      |          |           |         |      |         |      |          |      |         |         |          | \$3,315   |           |                            |
| G2060                                                   | 2968771 | Park Bench, Mid Scale, Wood, Replace                                                |      |      |         |         |           |      |      |      |      | 20             | 15   | 5    | 3    | EA       |          | \$1,235.00  | \$3,705  |      |      |           |                          |           | \$3,705  |          |      |          |           |         |      |         |      |          |      |         |         |          | \$3,705   |           |                            |
| G2060                                                   | 2968759 | Park Bench, Round, Wood, Replace                                                    |      |      |         |         |           |      |      |      |      | 20             | 10   | 10   | 1    | EA       |          | \$7,020.00  | \$7,020  |      |      |           |                          |           |          |          |      | \$7,020  |           |         |      |         |      |          |      |         |         |          | \$7,020   |           |                            |
| G2060                                                   | 2968762 | Park Bench, High End, Wood, Replace                                                 |      |      |         |         |           |      |      |      |      | 20             | 10   | 10   | 3    | EA       |          | \$2,730.00  | \$8,190  |      |      |           |                          |           |          |          |      | \$8,190  |           |         |      |         |      |          |      |         |         |          | \$8,190   |           |                            |
| G2060                                                   | 2968763 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                             |      |      |         |         |           |      |      |      |      | 20             | 10   | 10   | 10   | EA       |          | \$1,105.00  | \$11,050 |      |      |           |                          |           |          |          |      | \$11,050 |           |         |      |         |      |          |      |         |         | \$11,050 |           |           |                            |
| G2060                                                   | 2968758 | Park Bench, Built-In, Wood, Replace                                                 |      |      |         |         |           |      |      |      |      | 20             | 10   | 10   | 5    | EA       |          | \$1,235.00  | \$6,175  |      |      |           |                          |           |          |          |      | \$6,175  |           |         |      |         |      |          |      |         |         |          | \$6,175   |           |                            |
| G2060                                                   | 2968754 | Bike Rack, Fixed Single Loop, Replace                                               |      |      |         |         |           |      |      |      |      | 20             | 5    | 15   | 8    | EA       |          | \$1,105.00  | \$8,840  |      |      |           |                          |           |          |          |      |          |           |         |      | \$8,840 |      |          |      |         |         |          | \$8,840   |           |                            |
| G2060                                                   | 2968769 | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install           |      |      |         |         |           |      |      |      |      | 20             | 10   | 10   | 10   | EA       |          | \$650.00    | \$6,500  |      |      |           |                          |           |          |          |      | \$6,500  |           |         |      |         |      |          |      |         |         |          | \$6,500   |           |                            |
| G2060                                                   | 2968753 | Signage, Property, Monument, Replace/Install                                        |      |      |         |         |           |      |      |      |      | 20             | 10   | 10   | 2    | EA       |          | \$3,900.00  | \$7,800  |      |      |           |                          |           |          |          |      | \$7,800  |           |         |      |         |      |          |      |         |         |          | \$7,800   |           |                            |
| G2060                                                   | 2968760 | Bollard, Concrete or Metal, Replace                                                 |      |      |         |         |           |      |      |      |      | 30             | 10   | 20   | 1    | EA       |          | \$1,300.00  | \$1,300  |      |      |           |                          |           |          |          |      |          |           |         |      |         |      |          |      | \$1,300 | \$1,300 |          |           |           |                            |
| G4050                                                   | 2968764 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install |      |      |         |         |           |      |      |      |      | 20             | 10   | 10   | 5    | EA       |          | \$5,200.00  | \$26,000 |      |      |           |                          |           |          |          |      | \$26,000 |           |         |      |         |      |          |      |         |         |          | \$26,000  |           |                            |
| G4050                                                   | 2968775 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     |      |      |         |         |           |      |      |      |      | 20             | 10   | 10   | 4    | EA       |          | \$520.00    | \$2,080  |      |      |           |                          |           |          |          |      | \$2,080  |           |         |      |         |      |          |      |         |         |          | \$2,080   |           |                            |
| Totals, Unescalated                                     |         |                                                                                     |      |      |         |         |           |      |      |      |      |                |      |      |      |          |          |             | \$0      | \$0  | \$0  | \$1,105   | \$3,315                  | \$93,405  | \$0      | \$0      | \$0  | \$0      | \$85,865  | \$0     | \$0  | \$0     | \$0  | \$8,840  | \$0  | \$0     | \$0     | \$0      | \$71,500  | \$264,030 |                            |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                     |      |      |         |         |           |      |      |      |      |                |      |      |      |          |          |             | \$0      | \$0  | \$0  | \$1,207   | \$3,731                  | \$108,282 | \$0      | \$0      | \$0  | \$0      | \$115,395 | \$0     | \$0  | \$0     | \$0  | \$13,772 | \$0  | \$0     | \$0     | \$0      | \$129,137 | \$371,525 |                            |
|                                                         |         |                                                                                     |      |      |         |         |           |      |      |      |      |                |      |      |      |          |          |             |          |      |      |           |                          |           |          |          |      |          |           |         |      |         |      |          |      |         |         |          |           |           |                            |

Item 9b.

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



**BUREAU  
VERITAS**



McLoughlin Promenade  
Walkway along the bluff of the elevator  
Oregon City, Oregon 97045

## PREPARED BY:

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

## BV CONTACT:

James A. Cave, RA  
Program Manager  
800.733.0660 x6554  
[Jim.Cave@bvna.com](mailto:Jim.Cave@bvna.com)

## BV PROJECT #:

148392.21R000-029.017

## DATE OF REPORT:

July 16, 2021

## ON SITE DATE:

March 23, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Linear Park                                                                                                                                                  |
| Main Address                      | Walkway along the bluff of the elevator, Oregon City, Oregon 97045                                                                                           |
| Site Developed                    | 1937                                                                                                                                                         |
| Lot Size                          | 7.8 acres (estimated)                                                                                                                                        |
| Number of Substantial Buildings   | None                                                                                                                                                         |
| Parking Spaces                    | 36 (estimated) with no accessible space                                                                                                                      |
| Date(s) of Visit                  | March 23, 2021                                                                                                                                               |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                         |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                   |
| Assessment and Report Prepared By | Rashad Alnial                                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |

## Park Findings and Deficiencies

### Historical Summary

The McLoughlin Promenade is a 7.8-acre linear park on the bluff above downtown, which provides spectacular views of the Willamette River, Willamette Falls, and downtown Oregon City. It also provides a connection to the Oregon City Municipal Elevator.

### Site & Amenities

Amenities are limited in the park to concrete sidewalk, site lighting, benches, concrete walls, metal fencing, flagpole, and trash receptacles. The major key issue found that there is no accessible space is provided and a worn-out bench in front of the McLoughlin house and that property management reported that significant landscaping, irrigation and exterior lighting improvements are necessary. Vegetation along the concrete walls/fencing appears to be as a major issue and needs to be addressed as soon as possible.

### Recommended Additional Studies

No additional studies recommended at this time.



The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast    |                  |                        |                       |                       |                         |                    |
|---------------------------------|------------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System                          | Immediate        | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
| Structure                       | -                | -                      | -                     | \$87,354              | -                       | \$87,354           |
| Plumbing                        | -                | -                      | \$5,425               | -                     | \$8,452                 | \$13,877           |
| Electrical                      | -                | -                      | \$52,673              | -                     | -                       | \$52,673           |
| Fire Alarm & Electronic Systems | -                | -                      | \$3,616               | -                     | \$4,860                 | \$8,476            |
| Site Development                | \$195,000        | \$1,172                | -                     | \$240,486             | \$279,167               | \$715,825          |
| Site Pavement                   | -                | \$11,171               | -                     | \$123,016             | \$497,310               | \$631,497          |
| Site Utilities                  | -                | -                      | -                     | \$120,898             | -                       | \$120,898          |
| Accessibility                   | \$31,200         | -                      | -                     | -                     | -                       | \$31,200           |
| <b>TOTALS</b>                   | <b>\$226,200</b> | <b>\$12,400</b>        | <b>\$61,800</b>       | <b>\$571,800</b>      | <b>\$789,800</b>        | <b>\$1,662,000</b> |

## Immediate Needs

| Facility/Building    | Total Items | Total Cost       |
|----------------------|-------------|------------------|
| McLoughlin Promenade | 2           | \$226,200        |
| <b>Total</b>         | <b>2</b>    | <b>\$226,200</b> |

### McLoughlin Promenade

| ID                     | Location             | Location Description | UF Code | Description                                                | Condition | Plan Type             | Cost             |
|------------------------|----------------------|----------------------|---------|------------------------------------------------------------|-----------|-----------------------|------------------|
| 2955379                | McLoughlin Promenade | Site                 | Y1010   | ADA Parking, Designated Stall, Regraded & Leveled, Install | NA        | Accessibility         | \$31,200         |
| 3144115                | McLoughlin Promenade | Throughout Site      | G2080   | Landscaping, Repair, Repair                                | Poor      | Performance/Integrity | \$195,000        |
| <b>Total (2 items)</b> |                      |                      |         |                                                            |           |                       | <b>\$226,200</b> |

## Key Findings



### Landscaping in Poor condition.

Repair  
McLoughlin Promenade Throughout Site

Uniformat Code: G2083  
Recommendation: **Repair in 2021**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$195,000

\$\$\$\$

Property management reported that significant landscaping and irrigation repairs required. - AssetCALC ID: 3144115



### Park Bench in Poor condition.

Wood/Composite/Fiberglass  
McLoughlin Promenade Site

Uniformat Code: G2062  
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Bench showing signs of deterioration. - AssetCALC ID: 2955371

### ADA Parking

Designated Stall, Regraded and Leveled  
McLoughlin Promenade Site

Uniformat Code: Y1011  
Recommendation: **Install in 2021**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$31,200

\$\$\$\$

No ADA parking space is provided. - AssetCALC ID: 2955379

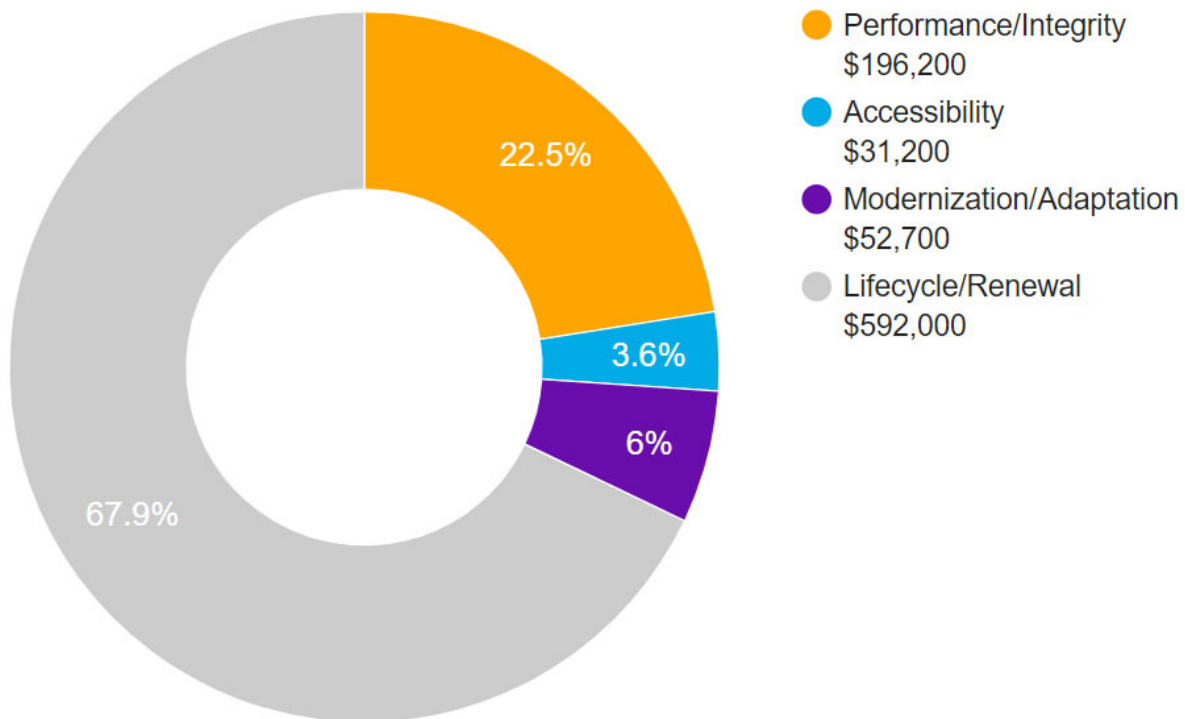
## Plan Types

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

### Plan Type Descriptions

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

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$872,100**

2. General Park Summary



| General Site Information   |                                                                                                  |          |           |
|----------------------------|--------------------------------------------------------------------------------------------------|----------|-----------|
| Asset                      | Description                                                                                      | Quantity | Condition |
| Signage                    | Guide and directional pole mounted                                                               | 2 EA     | Fair      |
| Signage                    | Property                                                                                         | 5 EA     | Fair      |
| Trash Receptacle           | Medium-Duty, Metal                                                                               | 9 EA     | Fair      |
| Park Bench                 | Wood                                                                                             | 1 EA     | Poor      |
| Park Bench                 | Metal                                                                                            | 6 EA     | Good      |
| Flagpole                   | Metal                                                                                            | 1 EA     | Fair      |
| Security Camera            | Typical                                                                                          | 1 EA     | Fair      |
| Landscaping and Topography | Limited landscaping features<br>Irrigation not present<br>Low to moderate site slopes throughout |          |           |
| On-Site Vehicular Paving   | Asphalt parking area                                                                             |          |           |

| General Site Information     |                                                                                                                                                |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Pedestrian paving and Trails | Concrete sidewalk                                                                                                                              |
| On-Site Amenities            | Benches, concrete walls, metal fencing and site lighting                                                                                       |
| Ancillary Buildings          | None                                                                                                                                           |
| Fields and Lots              | None                                                                                                                                           |
| Accessibility                | Potential moderate/major issues have been identified associated with the general site areas and a detailed accessibility study is recommended. |
| Key Issues and Findings      | No accessible space is provided in parking lot, major vegetation found along the concrete walls and wood park bench is worn out.               |



### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings and/or amenities identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

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

### Methodology

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

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

### Definitions

#### Immediate Needs

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

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

#### Replacement Reserves

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



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

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

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

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

## Key Findings

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

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of McLoughlin Promenade, Walkway along the bluff of the elevator, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Rashad Alnial,  
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**Reviewed by:**



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|   |                          |
|---|--------------------------|
| 1 | OVERVIEW OF THE SIDEWALK |
|---|--------------------------|



|   |                            |
|---|----------------------------|
| 2 | FLAGPOLE AND SITE LIGHTING |
|---|----------------------------|



|   |          |
|---|----------|
| 3 | ELEVATOR |
|---|----------|



|   |                                |
|---|--------------------------------|
| 4 | PROPERTY AND DIRECTIONAL SIGNS |
|---|--------------------------------|



|   |               |
|---|---------------|
| 5 | METAL FENCING |
|---|---------------|



|   |                          |
|---|--------------------------|
| 6 | OVERVIEW OF PARKING AREA |
|---|--------------------------|





# Site Plan



**BUREAU  
VERITAS**

## Project Number

148392.21R000-029.017

## Source

Orcity.org

## Project Name

McLoughlin Promenade

## On-Site Date

March 23, 2021



### PRE-SURVEY QUESTIONNAIRE

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

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

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

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



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

| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** McLoughlin Promenade BV

**Project Number:** 148392.21R000-029.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✗  |    |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✗  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | ✗  |    |          |

## Abbreviated Accessibility Checklist

## Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does the required number of standard ADA designated spaces appear to be provided ?          |     | ✗  |    |          |
| 2        | Does the required number of van-accessible designated spaces appear to be provided ?        |     | ✗  |    |          |
| 3        | Are accessible spaces on the shortest accessible route to an accessible building entrance ? |     | ✗  |    |          |
| 4        | Does parking signage include the International Symbol of Accessibility ?                    |     | ✗  |    |          |
| 5        | Does each accessible space have an adjacent access aisle ?                                  |     | ✗  |    |          |
| 6        | Do parking spaces and access aisles appear to be relatively level and without obstruction ? |     | ✗  |    |          |

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

| Question |                                                                                                                                                                            | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?                                       | ✗   |    |    |          |
| 2        | Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ? | ✗   |    |    |          |
| 3        | Are curb ramps present at transitions through raised curbs on all accessible routes?                                                                                       | ✗   |    |    |          |
| 4        | Do curb ramps appear to have compliant slopes for all components ?                                                                                                         | ✗   |    |    |          |
| 5        | Do ramp runs on an accessible route appear to have compliant slopes ?                                                                                                      |     |    | ✗  |          |
| 6        | Do ramp runs on an accessible route appear to have a compliant rise and width ?                                                                                            |     |    | ✗  |          |



|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |

# Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

| Question |                                                                                                     | Yes | No | NA | Comments |
|----------|-----------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do a sufficient number of accessible entrances appear to be provided ?                              |     |    | ×  |          |
| 2        | If the main entrance is not accessible, is an alternate accessible entrance provided?               |     |    | ×  |          |
| 3        | Is signage provided indicating the location of alternate accessible entrances ?                     |     |    | ×  |          |
| 4        | Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ? |     |    | ×  |          |
| 5        | Do doors at accessible entrances appear to have compliant hardware ?                                |     |    | ×  |          |
| 6        | Do doors at accessible entrances appear to have a compliant clear opening width ?                   |     |    | ×  |          |

|   |                                                                                                       |  |  |   |  |
|---|-------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ? |  |  | × |  |
| 8 | Do thresholds at accessible entrances appear to have a compliant height ?                             |  |  | × |  |

# Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

| Question |                                                                                        | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does an accessible route appear to connect all public areas inside the building ?      |     |    | ✗  |          |
| 2        | Do accessible routes appear free of obstructions and/or protruding objects ?           |     |    | ✗  |          |
| 3        | Do ramps on accessible routes appear to have compliant slopes ?                        |     |    | ✗  |          |
| 4        | Do ramp runs on an accessible route appear to have a compliant rise and width ?        |     |    | ✗  |          |
| 5        | Do ramps on accessible routes appear to have compliant end and intermediate landings ? |     |    | ✗  |          |
| 6        | Do ramps on accessible routes appear to have compliant handrails ?                     |     |    | ✗  |          |

|    |                                                                                                                       |  |  |   |  |
|----|-----------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7  | Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ? |  |  | X |  |
| 8  | Do public transaction areas have an accessible, lowered service counter section ?                                     |  |  | X |  |
| 9  | Do public telephones appear mounted with an accessible height and location ?                                          |  |  | X |  |
| 10 | Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?             |  |  | X |  |
| 11 | Do doors at interior accessible routes appear to have compliant hardware ?                                            |  |  | X |  |
| 12 | Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?  |  |  | X |  |
| 13 | Do doors on interior accessible routes appear to have a compliant clear opening width ?                               |  |  | X |  |



## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms

NA

NA

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?         |     |    | ✗  |          |
| 2        | Does the lavatory appear to be mounted at a compliant height and with compliant knee area ? |     |    | ✗  |          |
| 3        | Does the lavatory faucet have compliant handles ?                                           |     |    | ✗  |          |
| 4        | Is the plumbing piping under lavatories configured to protect against contact ?             |     |    | ✗  |          |
| 5        | Are grab bars provided at compliant locations around the toilet ?                           |     |    | ✗  |          |
| 6        | Do toilet stall doors appear to provide the minimum compliant clear width ?                 |     |    | ✗  |          |

|   |                                                                                                                                                                        |  |  |   |  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do toilet stalls appear to provide the minimum compliant clear floor area ?                                                                                            |  |  | × |  |
| 8 | Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ? |  |  | × |  |
| 9 | Do accessories and mirrors appear to be mounted at a compliant height ?                                                                                                |  |  | × |  |

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

| Question |                                                                                                         | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ? |     |    | ✗  |          |
| 2        | Are the appliances centered for a parallel or forward approach with adequate clear floor space ?        |     |    | ✗  |          |
| 3        | Is there an accessible countertop/preparation space of proper width and height ?                        |     |    | ✗  |          |
| 4        | Is there an accessible sink space of proper width and height ?                                          |     |    | ✗  |          |
| 5        | Does the sink faucet have compliant handles ?                                                           |     |    | ✗  |          |
| 6        | Is the plumbing piping under the sink configured to protect against contact ?                           |     |    | ✗  |          |



|   |                                                                                                                     |  |  |   |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  | × |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools

NA

NA

| Question |                                                                         | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is there an accessible route to the play area / s?                      |     |    | ✗  |          |
| 2        | Has the play area been reviewed for accessibility ?                     |     |    | ✗  |          |
| 3        | Are publicly accessible swimming pools equipped with an entrance lift ? |     |    | ✗  |          |

| UF L3 Code                      | Location        | Condition | Asset/Component/Repair                                                              | Quantity   | RUL | ID      |
|---------------------------------|-----------------|-----------|-------------------------------------------------------------------------------------|------------|-----|---------|
| Structure                       |                 |           |                                                                                     |            |     |         |
| B1080                           | site            | Fair      | Stairs/Retaining Walls, Concrete, Exterior, Repair Allowance                        | 1,000 SF   | 10  | 2955376 |
| Plumbing                        |                 |           |                                                                                     |            |     |         |
| D2010                           | Throughout Site | Fair      | Drinking Fountain, Exterior/Site, Precast Pedestal                                  | 1          | 5   | 2948575 |
| Electrical                      |                 |           |                                                                                     |            |     |         |
| D5040                           | Throughout Site | Fair      | Standard Fixtures, LED, Basic                                                       | 120        | 4   | 2955377 |
| Fire Alarm & Electronic Systems |                 |           |                                                                                     |            |     |         |
| D7030                           | Site            | Fair      | Security Camera, Typical                                                            | 1          | 5   | 2955372 |
| Pedestrian Plazas & Walkways    |                 |           |                                                                                     |            |     |         |
| G2020                           | Parking Lot     | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | 18,000 SF  | 2   | 2955426 |
| G2020                           | Site            | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 18,000 SF  | 10  | 2955378 |
| G2030                           | Site            | Fair      | Sidewalk, Concrete, Large Areas                                                     | 22,000 SF  | 20  | 2948565 |
| Sitework                        |                 |           |                                                                                     |            |     |         |
| G2060                           | Site            | Poor      | Park Bench, Wood/Composite/Fiberglass                                               | 1          | 2   | 2955371 |
| G2060                           | Site            | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                                      | 9          | 10  | 2955374 |
| G2060                           | Site            | Fair      | Retaining Wall, Brick/Stone                                                         | 800 SF     | 20  | 2948574 |
| G2060                           | Throughout Site | Fair      | Retaining Wall, Masonry, Concrete, Repair Allowance                                 | 1,000 SF   | 10  | 2948572 |
| G2060                           | Site            | Good      | Flagpole, Metal                                                                     | 1          | 20  | 2948573 |
| G2060                           | Site            | Good      | Fences & Gates, Fence, Wrought Iron 4'                                              | 400 LF     | 40  | 2948570 |
| G2060                           | Throughout Site | Good      | Park Bench, Metal Powder-Coated                                                     | 6          | 15  | 2948566 |
| G2080                           | Throughout Site | Poor      | Landscaping, Repair, Repair                                                         | 150,000 SF | 0   | 3144115 |
| G4050                           | Site            | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 17         | 10  | 2955369 |
| G4050                           | Flag Pole       | Fair      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                              | 2          | 10  | 2948571 |
| Accessibility                   |                 |           |                                                                                     |            |     |         |
| Y1010                           | Site            | NA        | ADA Parking, Designated Stall, Regraded & Leveled, Install                          | 2          | 0   | 2955379 |

Replacement Reserves Report

McLoughlin Promenade

Item 9b.

7/16/2021

| Location             | 2021      | 2022 | 2023     | 2024 | 2025     | 2026    | 2027 | 2028     | 2029 | 2030 | 2031      | 2032 | 2033     | 2034 | 2035 | 2036     | 2037 | 2038     | 2039 | 2040 | 2041      | Total Escalated Estimate |
|----------------------|-----------|------|----------|------|----------|---------|------|----------|------|------|-----------|------|----------|------|------|----------|------|----------|------|------|-----------|--------------------------|
| McLoughlin Promenade | \$226,200 | \$0  | \$12,344 | \$0  | \$52,674 | \$9,042 | \$0  | \$12,951 | \$0  | \$0  | \$558,807 | \$0  | \$15,013 | \$0  | \$0  | \$15,190 | \$0  | \$17,404 | \$0  | \$0  | \$742,185 | \$1,661,811              |
| Grand Total          | \$226,200 | \$0  | \$12,344 | \$0  | \$52,674 | \$9,042 | \$0  | \$12,951 | \$0  | \$0  | \$558,807 | \$0  | \$15,013 | \$0  | \$0  | \$15,190 | \$0  | \$17,404 | \$0  | \$0  | \$742,185 | \$1,661,811              |

| Uniformat Code                                          | ID      | Cost Description                                                                    | Lifespan (EUL) | EA | Age | RUL    | Quantity | Unit        | Unit Cost * | Subtotal  | 2021      | 2022     | 2023     | 2024     | 2025     | 2026    | 2027     | 2028     | 2029 | 2030 | 2031      | 2032 | 2033     | 2034 | 2035    | 2036     | 2037 | 2038     | 2039 | 2040      | 2041      | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------------------|----------------|----|-----|--------|----------|-------------|-------------|-----------|-----------|----------|----------|----------|----------|---------|----------|----------|------|------|-----------|------|----------|------|---------|----------|------|----------|------|-----------|-----------|----------------------------|
| B1080                                                   | 2955376 | Stairs/Retaining Walls, Concrete, Exterior, Repair Allowance                        | 50             | 40 | 10  | 1000   | SF       | \$65.00     | \$65,000    |           |           |          |          |          |          |         |          |          |      |      | \$65,000  |      |          |      |         |          |      |          |      |           |           | \$65,000                   |
| D2010                                                   | 2948575 | Drinking Fountain, Exterior/Site, Precast Pedestal, Replace                         | 15             | 10 | 5   | 1      | EA       | \$4,680.00  | \$4,680     |           |           |          |          |          | \$4,680  |         |          |          |      |      |           |      |          |      |         |          |      |          |      | \$4,680   |           | \$9,360                    |
| D5040                                                   | 2955377 | Standard Fixtures, LED, Basic, Replace                                              | 20             | 16 | 4   | 120    | EA       | \$390.00    | \$46,800    |           |           |          |          | \$46,800 |          |         |          |          |      |      |           |      |          |      |         |          |      |          |      |           |           | \$46,800                   |
| D7030                                                   | 2955372 | Security Camera, Typical, Replace                                                   | 10             | 5  | 5   | 1      | EA       | \$3,120.00  | \$3,120     |           |           |          |          |          | \$3,120  |         |          |          |      |      |           |      |          |      | \$3,120 |          |      |          |      |           |           | \$6,240                    |
| G2020                                                   | 2955426 | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | 5              | 3  | 2   | 18000  | SF       | \$0.59      | \$10,530    |           |           | \$10,530 |          |          |          |         | \$10,530 |          |      |      | \$10,530  |      |          |      |         | \$10,530 |      |          |      |           |           | \$42,120                   |
| G2020                                                   | 2955378 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 25             | 15 | 10  | 18000  | SF       | \$4.55      | \$81,900    |           |           |          |          |          |          |         |          |          |      |      | \$81,900  |      |          |      |         |          |      |          |      |           |           | \$81,900                   |
| G2030                                                   | 2948565 | Sidewalk, Concrete, Large Areas, Replace                                            | 50             | 30 | 20  | 22000  | SF       | \$11.70     | \$257,400   |           |           |          |          |          |          |         |          |          |      |      |           |      |          |      |         |          |      |          |      | \$257,400 |           | \$257,400                  |
| G2060                                                   | 2955371 | Park Bench, Wood/Composite/Fiberglass, Replace                                      | 20             | 18 | 2   | 1      | EA       | \$1,105.00  | \$1,105     |           |           | \$1,105  |          |          |          |         |          |          |      |      |           |      |          |      |         |          |      |          |      |           |           | \$1,105                    |
| G2060                                                   | 2955374 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                             | 20             | 10 | 10  | 9      | EA       | \$1,105.00  | \$9,945     |           |           |          |          |          |          |         |          |          |      |      | \$9,945   |      |          |      |         |          |      |          |      |           |           | \$9,945                    |
| G2060                                                   | 2948566 | Park Bench, Metal Powder-Coated, Replace                                            | 20             | 5  | 15  | 6      | EA       | \$1,105.00  | \$6,630     |           |           |          |          |          |          |         |          |          |      |      |           |      |          |      | \$6,630 |          |      |          |      |           |           | \$6,630                    |
| G2060                                                   | 2948573 | Flagpole, Metal, Replace                                                            | 30             | 10 | 20  | 1      | EA       | \$3,250.00  | \$3,250     |           |           |          |          |          |          |         |          |          |      |      |           |      |          |      |         |          |      |          |      | \$3,250   |           | \$3,250                    |
| G2060                                                   | 2948572 | Retaining Wall, Masonry, Concrete, Repair Allowance                                 | 50             | 40 | 10  | 1000   | SF       | \$169.00    | \$169,000   |           |           |          |          |          |          |         |          |          |      |      | \$169,000 |      |          |      |         |          |      |          |      |           |           | \$169,000                  |
| G2060                                                   | 2948574 | Retaining Wall, Brick/Stone, Replace                                                | 40             | 20 | 20  | 800    | SF       | \$182.00    | \$145,600   |           |           |          |          |          |          |         |          |          |      |      |           |      |          |      |         |          |      |          |      | \$145,600 |           | \$145,600                  |
| G2080                                                   | 3144115 | Landscaping, Repair, Repair                                                         | 0              | 0  | 0   | 150000 | SF       | \$1.30      | \$195,000   | \$195,000 |           |          |          |          |          |         |          |          |      |      |           |      |          |      |         |          |      |          |      |           |           | \$195,000                  |
| G4050                                                   | 2955369 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 20             | 10 | 10  | 17     | EA       | \$5,200.00  | \$88,400    |           |           |          |          |          |          |         |          |          |      |      | \$88,400  |      |          |      |         |          |      |          |      |           |           | \$88,400                   |
| G4050                                                   | 2948571 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | 20             | 10 | 10  | 2      | EA       | \$780.00    | \$1,560     |           |           |          |          |          |          |         |          |          |      |      | \$1,560   |      |          |      |         |          |      |          |      |           |           | \$1,560                    |
| Y1010                                                   | 2955379 | ADA Parking, Designated Stall, Regraded & Leveled, Install                          | 0              | 0  | 0   | 2      | EA       | \$15,600.00 | \$31,200    | \$31,200  |           |          |          |          |          |         |          |          |      |      |           |      |          |      |         |          |      |          |      |           |           | \$31,200                   |
| Totals, Unescalated                                     |         |                                                                                     |                |    |     |        |          |             |             |           | \$226,200 | \$0      | \$11,635 | \$0      | \$46,800 | \$7,800 | \$0      | \$10,530 | \$0  | \$0  | \$415,805 | \$0  | \$10,530 | \$0  | \$0     | \$9,750  | \$0  | \$10,530 | \$0  | \$0       | \$410,930 | \$1,160,510                |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                     |                |    |     |        |          |             |             |           | \$226,200 | \$0      | \$12,344 | \$0      | \$52,674 | \$9,042 | \$0      | \$12,951 | \$0  | \$0  | \$558,807 | \$0  | \$15,013 | \$0  | \$0     | \$15,190 | \$0  | \$17,404 | \$0  | \$0       | \$742,185 | \$1,661,811                |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Mt. View Cemetery  
500 Hilda Street  
Oregon City, Oregon 97045

**PREPARED BY:**

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

**BV CONTACT:**

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Program Manager  
800.733.0660 x6554  
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**BV PROJECT #:**

148392.21R000-009.017

**DATE OF REPORT:**

July 10, 2021

**ON SITE DATE:**

March 8, 2021



# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                          |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Cemetery                                                                                                                 |
| Main Address                      | 500 Hilda Street, Oregon City, Oregon 97045                                                                              |
| Site Developed                    | Unknown<br>1854 (first established)<br>Renovated 2012 and 2014                                                           |
| Lot Size                          | 55 acres (estimated)                                                                                                     |
| Number of Substantial Buildings   | 10 including mausoleums                                                                                                  |
| Parking Spaces                    | Eight total spaces all in open lots; one of which is accessible                                                          |
| Date(s) of Visit                  | March 8, 2021                                                                                                            |
| Management Point of Contact       | Oregon City, Denise Conrad<br>503.657.0891<br>dconrad@orccity.org                                                        |
| On-site Point of Contact (POC)    | Jon Waverly                                                                                                              |
| Assessment and Report Prepared By | Jonathan Levine                                                                                                          |
| Reviewed By                       | James Bryant<br>Program Manager<br>Jim.Cave@bvna.com<br>800.733.0660 x6554                                               |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a> |
|                                   |                                                                                                                          |

## Park Findings and Deficiencies

### Historical Summary

The cemetery was first established in 1854. Since then, land expansions, an office house, restrooms, maintenance shop, and mausoleums were constructed and developed.

### Architectural

The office house consists of a wooden structure on a concrete slab. The exterior support beams and soffits were repaired/replaced in 2014. The façade consists of painted wood siding with wood and vinyl framed windows. Exterior doors consist of a decorative wood entry door and wood and metal service doors. The south door is weathered, aged, and the door seal/weatherstripping is loose and damaged. There are also cracked bricks on the exterior portion of the fireplace chimney. The roof consists of a gable construction with asphalt shingle roofing that was replaced in 2020. Roof drainage consists of gutters and downspouts. There is a small area of damaged ceiling in the lunch room due to a previous mold issue that has since been mitigated. The VCT flooring in the lunch room is worn and aged. The wood strip flooring in the rear/south offices is worn. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

The restroom facility consists of a concrete masonry unit structure with a wood framed roof. The façade consists of painted CMU with aluminum windows. Exterior doors consist of metal entry doors. The roof consists of a flat construction with an asphalt compound. The interior floor coating/paint is worn and faded. The interior wall paint is chipped and peeling.

The maintenance shop consists of a steel structure with metal siding. The exterior siding has dents and damaged segments. The roof consists of a gable construction with a metal finish. Exterior doors consist of three overhead doors.

The mausoleums are concrete structures on concrete slabs with Modified bituminous membranes covering concrete roofs.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The office house is heated and cooled by a split system furnace, replaced in 1991, and condensing unit, likely of similar age. The restrooms are heated by two wall-mounted electric heaters. No heating or cooling is provided to the maintenance shop.

The plumbing systems are adequate for the facilities and no major piping issues were found. Domestic hot water is provided to the office house by a gas-fired water heater replaced in 1995 located in the lunch room. No hot water is provided to the restrooms. No plumbing is provided to the maintenance shop. There was no evidence suggesting any problems with the general plumbing and sewage systems.

The office house is served by a main distribution panel located in the lunch room. Electrical service equipment and systems are anticipated for lifecycle replacement. Electric service to the restrooms and maintenance shop is minimal, only providing lighting to the spaces.

Mausoleum building 1 has a sink only

None of the buildings are protected by a fire alarm nor sprinkler suppression system. Due to their size and purpose, installing such systems is not necessary and the existing smoke detectors are adequate for the spaces.

### Site & Amenities

The site consists of the office house, the restroom structure, the maintenance shop/garage, seven mausoleums, site pavement, and the cemetery landscaping/burial grounds. There is also a decommissioned structure that was the previous maintenance shop. It was condemned in 2014. A budgetary cost has been included for the demolition of this structure. Site pavement includes an asphalt parking lot, asphalt streets, and concrete sidewalks. The asphalt parking lot and parts of the streets have severe alligator cracking and potholes. The parking lot sealing and striping is worn and cracked. Multiple sidewalk tripping hazards were observed due to cracked and spalled concrete in/near the Veterans Memorial and in between Mausoleums 2 & 4. The site irrigation system is outdated. The ground/soil at the south drainage point is eroded due to the heavy water flow it experiences and should be repaired. Site furnishings include benches, trash receptacles, and decorative fountains. Site lighting consists of pole lights and building mounted lights in the mausoleums. Site fencing consists of chain link and metal tube fencing. There is a damaged segment of metal tube fencing at the northeast corner of the site due to a fallen tree.

## Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

| System Expenditure Forecast     |                 |                        |                       |                       |                         |                    |
|---------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System                          | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
| Facade                          | -               | \$140,675              | \$59,663              | -                     | \$42,427                | \$242,765          |
| Roofing                         | -               | \$259,431              | \$1,718               | \$48,158              | \$77,557                | \$386,864          |
| Interiors                       | -               | \$11,634               | \$20,051              | -                     | \$22,029                | \$53,714           |
| Plumbing                        | -               | -                      | \$17,419              | \$31,819              | \$29,611                | \$78,849           |
| HVAC                            | -               | -                      | \$29,271              | \$3,837               | \$28,328                | \$61,436           |
| Fire Protection                 | -               | -                      | \$1,755               | -                     | \$2,359                 | \$4,114            |
| Electrical                      | -               | -                      | \$19,901              | \$16,308              | -                       | \$36,209           |
| Fire Alarm & Electronic Systems | -               | -                      | -                     | \$5,940               | -                       | \$5,940            |
| Equipment & Furnishings         | -               | -                      | \$20,344              | -                     | \$3,521                 | \$23,865           |
| Special Construction & Demo     | \$37,440        | -                      | -                     | -                     | -                       | \$37,440           |
| Site Development                | \$11,440        | -                      | \$2,287,503           | \$16,308              | \$78,951                | \$2,394,202        |
| Site Utilities                  | -               | -                      | \$10,247              | -                     | \$159,449               | \$169,696          |
| Site Pavement                   | \$40,950        | \$200,380              | -                     | \$387,222             | \$123,067               | \$751,619          |
| Accessibility                   | \$9,750         | -                      | -                     | -                     | -                       | \$9,750            |
| <b>TOTALS</b>                   | <b>\$99,600</b> | <b>\$612,200</b>       | <b>\$2,467,900</b>    | <b>\$509,600</b>      | <b>\$567,300</b>        | <b>\$4,256,600</b> |

## Immediate Needs

### Immediate Needs Report

| Facility/Building | Total Items | Total Cost     |
|-------------------|-------------|----------------|
| Mt. View Cemetery | 1           | \$9,800        |
| <b>Total</b>      | <b>1</b>    | <b>\$9,800</b> |

#### Mt. View Cemetery

| ID                     | Location          | Location Description | UF Code | Description                                                                | Condition | Plan Type     | Cost           |
|------------------------|-------------------|----------------------|---------|----------------------------------------------------------------------------|-----------|---------------|----------------|
| 2930318                | Mt. View Cemetery | Throughout           | Y1090   | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | NA        | Accessibility | \$9,800        |
| <b>Total (1 items)</b> |                   |                      |         |                                                                            |           |               | <b>\$9,800</b> |

## Key Findings

No Key Findings were observed at this time.

## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

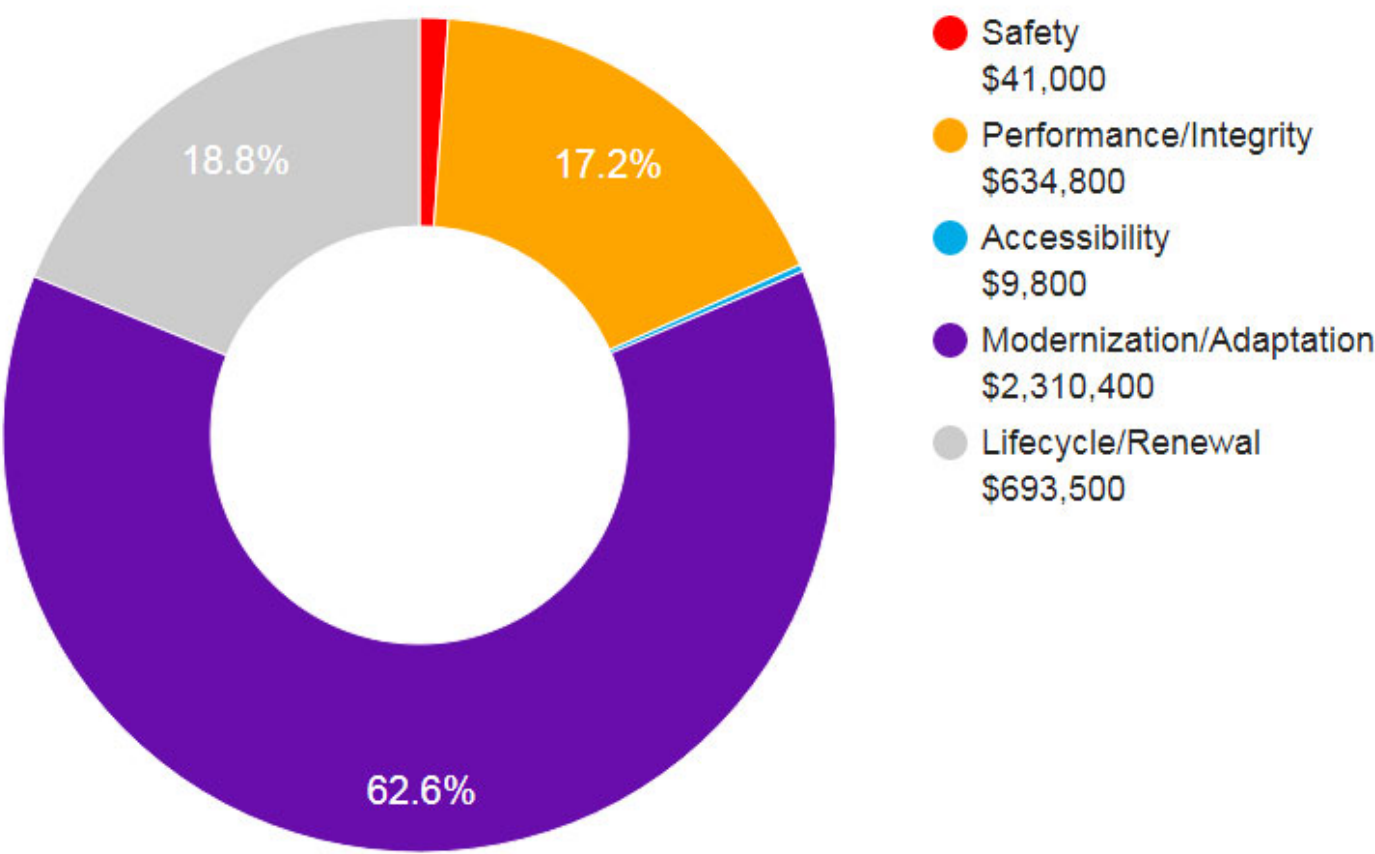
### Plan Type Descriptions

|                              |                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| <b>Environmental</b>         | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |

Plan Type Descriptions

|                     |                                                                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Retrofit/Adaptation | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.       |
| Lifecycle/Renewal   | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted. |

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,689,500



## 2. Office House



### Office House: Systems Summary

| <b>Address</b>               | 500 Hilda Street; Oregon City, Oregon                                                                    |                  |
|------------------------------|----------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | Unknown / 2012, 2014                                                                                     |                  |
| <b>Building Size</b>         | 1,700 SF                                                                                                 |                  |
| <b>Number of Stories</b>     | One                                                                                                      |                  |
| <i>System</i>                | <i>Description</i>                                                                                       | <i>Condition</i> |
| <b>Structure</b>             | Conventional wood frame structure on concrete slab                                                       | Good             |
| <b>Façade</b>                | Wood siding with wood and vinyl windows                                                                  | Fair             |
| <b>Roof</b>                  | Gable construction with asphalt shingles                                                                 | Good             |
| <b>Interiors</b>             | Walls: Painted gypsum board<br>Floors: Wood strip, VCT, vinyl sheeting<br>Ceilings: Painted gypsum board | Fair             |
| <b>Elevators</b>             | None                                                                                                     | --               |
| <b>Plumbing</b>              | Copper supply and cast iron waste & venting<br>Gas-fired water heater<br>Toilet and sinks in restroom    | Fair             |
| <b>HVAC</b>                  | Split-system                                                                                             | Fair             |
| <b>Fire Suppression</b>      | Fire extinguishers                                                                                       | Fair             |

## Office House: Systems Summary

|                                |                                                                                                                                                                                |      |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Electrical</b>              | Source & Distribution: Main panel with copper wiring<br>Interior Lighting: T-8, CFL                                                                                            | Fair |
| <b>Fire Alarm</b>              | Smoke detectors                                                                                                                                                                | Fair |
| <b>Equipment/Special</b>       | None                                                                                                                                                                           | --   |
| <b>Accessibility</b>           | Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended.                                                       |      |
| <b>Key Issues and Findings</b> | Cracked brick chimney, weathered exterior door and weatherstripping/seals, damaged ceiling, worn and faded wood flooring, worn and aged VCT, building lacks exterior lighting. |      |

## System Expenditure Forecast

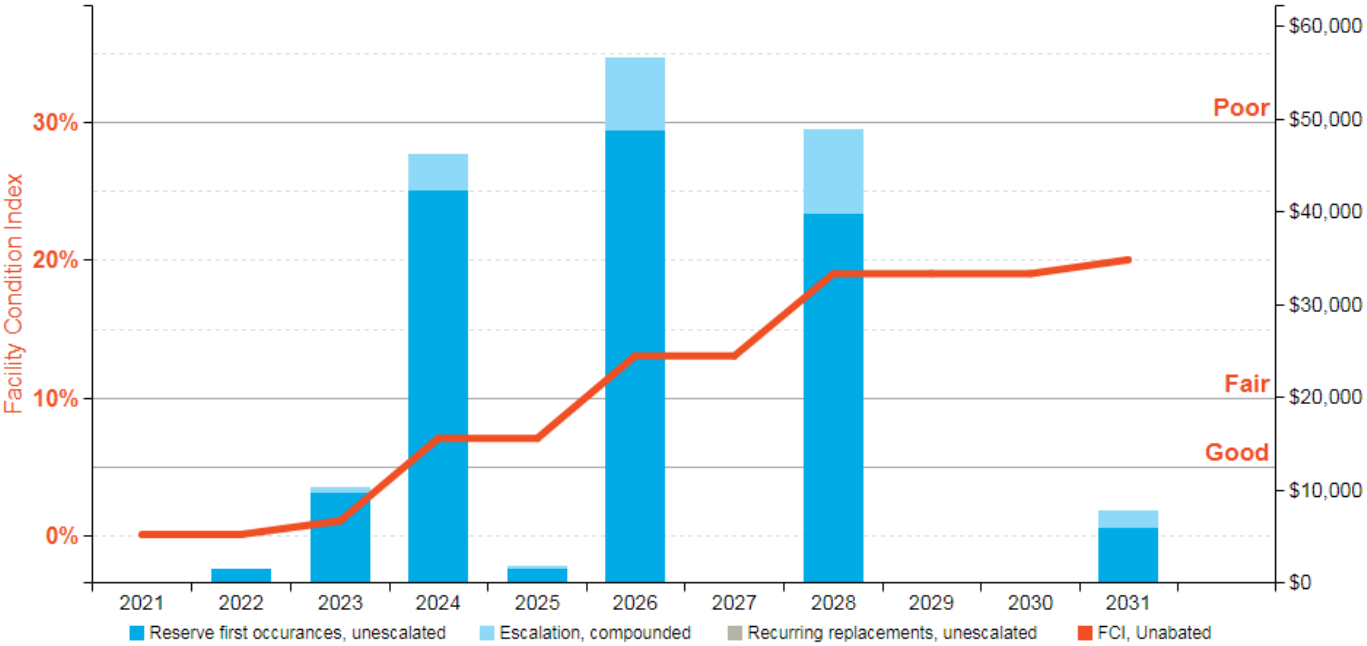
| System                          | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|---------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade                          | -         | \$1,419                | \$19,294              | -                     | \$39,678                | \$60,391         |
| Roofing                         | -         | -                      | -                     | \$2,734               | \$18,190                | \$20,924         |
| Interiors                       | -         | \$10,450               | \$17,921              | -                     | \$20,438                | \$48,809         |
| Plumbing                        | -         | -                      | \$5,914               | \$31,819              | \$2,877                 | \$40,610         |
| HVAC                            | -         | -                      | \$29,271              | -                     | \$28,328                | \$57,599         |
| Fire Protection                 | -         | -                      | \$1,755               | -                     | \$2,359                 | \$4,114          |
| Electrical                      | -         | -                      | \$9,955               | \$16,308              | -                       | \$26,263         |
| Fire Alarm & Electronic Systems | -         | -                      | -                     | \$5,940               | -                       | \$5,940          |
| Equipment & Furnishings         | -         | -                      | \$20,344              | -                     | \$3,521                 | \$23,865         |
| Site Utilities                  | -         | -                      | -                     | -                     | \$3,756                 | \$3,756          |
| <b>TOTALS</b>                   | <b>-</b>  | <b>\$11,900</b>        | <b>\$104,500</b>      | <b>\$56,900</b>       | <b>\$119,200</b>        | <b>\$292,500</b> |

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Office House: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Mt. View Cemetery Office House

Replacement Value: \$ 880,000; Inflation rate: 3.0%



3. Restrooms



| Restrooms: Systems Summary |                                                                                                             |           |
|----------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Address                    | 500 Hilda Street; Oregon City, Oregon                                                                       |           |
| Constructed/Renovated      | Unknown                                                                                                     |           |
| Building Size              | 230 SF                                                                                                      |           |
| Number of Stories          | One                                                                                                         |           |
| System                     | Description                                                                                                 | Condition |
| Structure                  | Masonry bearing walls and wood-framed roof                                                                  | Good      |
| Façade                     | Painted CMU with aluminum windows                                                                           | Fair      |
| Roof                       | Flat construction with asphalt compound                                                                     | Fair      |
| Interiors                  | Walls: Painted CMU<br>Floors: Painted/coated<br>Ceilings: Painted wood                                      | Poor      |
| Elevators                  | None                                                                                                        | --        |
| Plumbing                   | Copper supply and cast iron waste & venting<br>No hot water<br>Toilets, urinals, and sinks in all restrooms | Fair      |
| HVAC                       | Supplemental components: Wall-mounted electric heaters                                                      | Fair      |
| Fire Suppression           | None                                                                                                        | --        |

### Restrooms: Systems Summary

|                                |                                                                                                                          |      |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------|------|
| <b>Electrical</b>              | Source & Distribution: Fed from office house<br>Interior Lighting: T-8                                                   | Fair |
| <b>Fire Alarm</b>              | None                                                                                                                     | --   |
| <b>Equipment/Special</b>       | None                                                                                                                     | --   |
| <b>Accessibility</b>           | Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. |      |
| <b>Key Issues and Findings</b> | Chipped and peeling interior wall paint, worn and faded interior floor coating                                           |      |

### System Expenditure Forecast

| System         | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL           |
|----------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|-----------------|
| Facade         | -         | -                      | \$5,708               | -                     | \$2,749                 | \$8,457         |
| Roofing        | -         | -                      | \$1,718               | -                     | -                       | \$1,718         |
| Interiors      | -         | \$1,184                | \$2,130               | -                     | \$1,591                 | \$4,905         |
| Plumbing       | -         | -                      | \$9,801               | -                     | -                       | \$9,801         |
| HVAC           | -         | -                      | -                     | \$3,837               | -                       | \$3,837         |
| Site Utilities | -         | -                      | \$1,205               | -                     | -                       | \$1,205         |
| <b>TOTALS</b>  | <b>-</b>  | <b>\$1,200</b>         | <b>\$20,600</b>       | <b>\$3,900</b>        | <b>\$4,400</b>          | <b>\$30,100</b> |

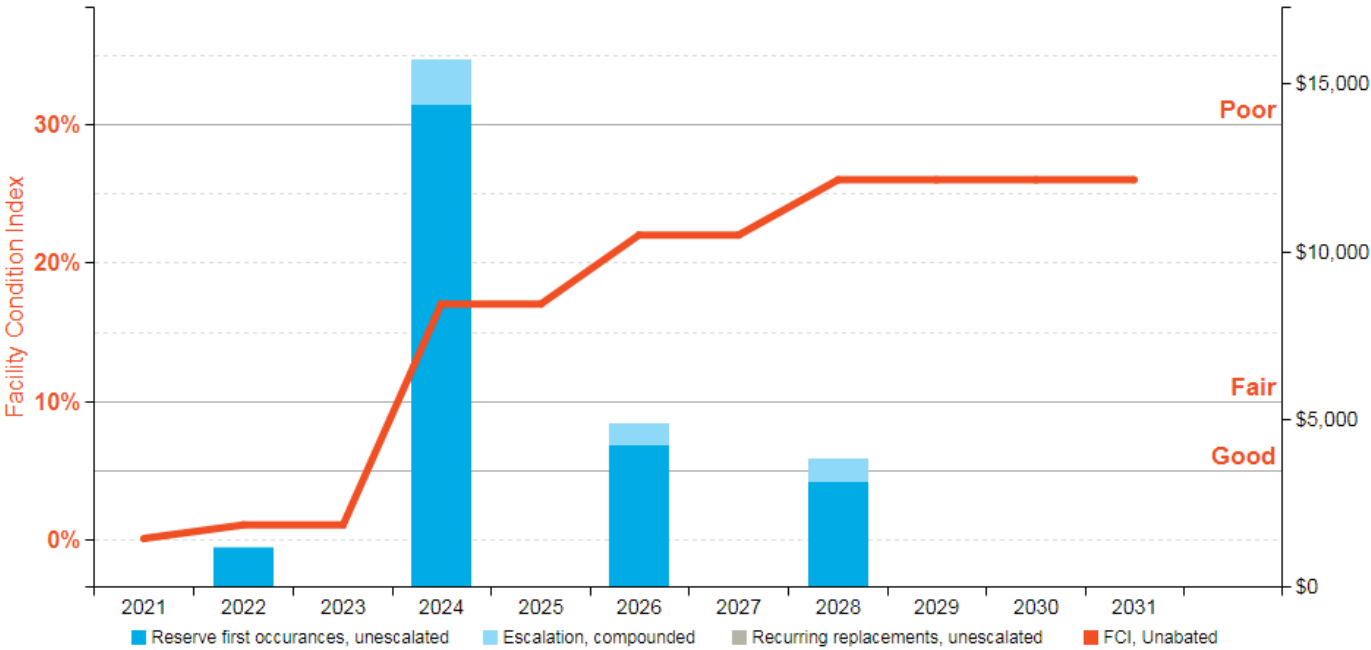


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Restrooms: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Mt. View Cemetery Restrooms

▲ Replacement Value: \$ 100,000; Inflation rate: 3.0%



## 4. Maintenance Shop



### Maintenance Shop: Systems Summary

| <b>Address</b>               | 500 Hilda Street; Oregon City, Oregon                                   |                  |
|------------------------------|-------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | Unknown                                                                 |                  |
| <b>Building Size</b>         | 1,100 SF                                                                |                  |
| <b>Number of Stories</b>     | One                                                                     |                  |
| <i>System</i>                | <i>Description</i>                                                      | <i>Condition</i> |
| <b>Structure</b>             | Steel frame                                                             | Good             |
| <b>Façade</b>                | Metal siding with overhead doors                                        | Fair             |
| <b>Roof</b>                  | Gable construction with metal finish                                    | Fair             |
| <b>Interiors</b>             | Walls: Unfinished<br>Floors: Unfinished<br>Ceilings: Unfinished/exposed | --               |
| <b>Elevators</b>             | None                                                                    | --               |
| <b>Plumbing</b>              | None                                                                    | --               |
| <b>HVAC</b>                  | None                                                                    | --               |
| <b>Fire Suppression</b>      | None                                                                    | --               |
| <b>Electrical</b>            | Source & Distribution: Fed from office house<br>Interior Lighting: T-8  | Fair             |

### Maintenance Shop: Systems Summary

|                                |                                                      |    |
|--------------------------------|------------------------------------------------------|----|
| <b>Fire Alarm</b>              | None                                                 | -- |
| <b>Equipment/Special</b>       | None                                                 | -- |
| <b>Accessibility</b>           | NA                                                   |    |
| <b>Key Issues and Findings</b> | Dented and damaged segments of exterior metal siding |    |

### System Expenditure Forecast

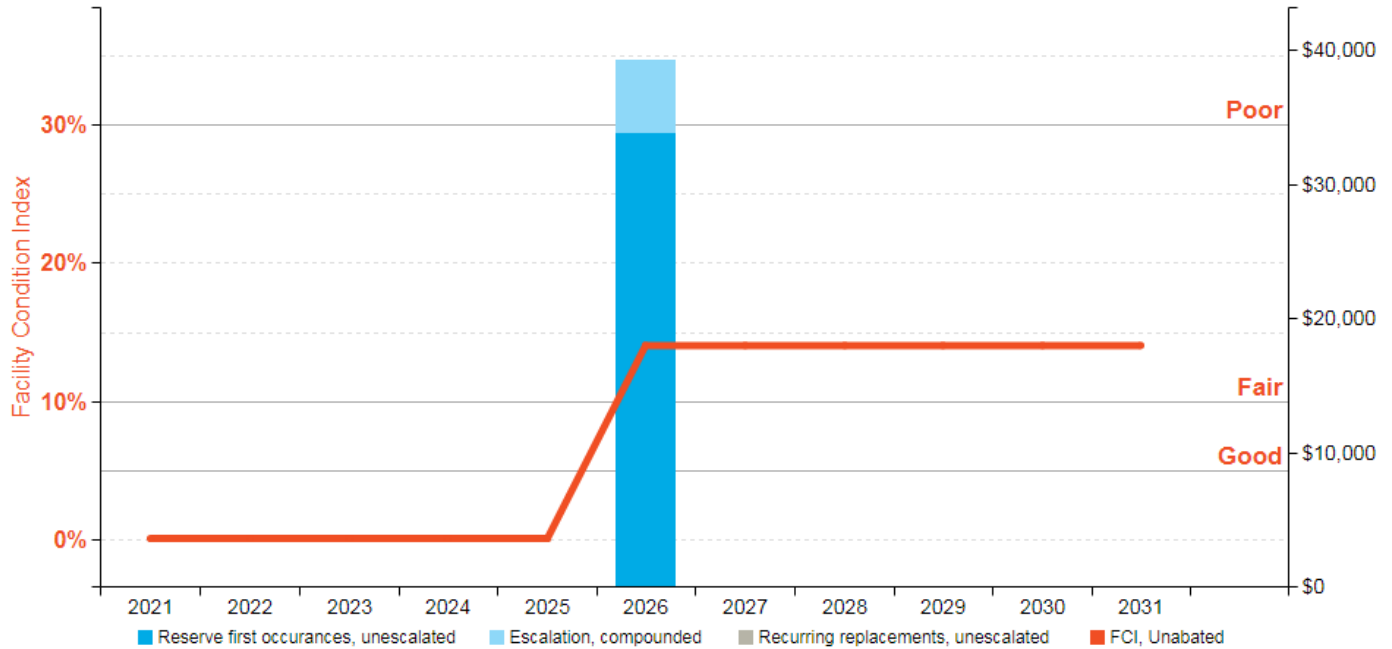
| System        | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL           |
|---------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|-----------------|
| Facade        | -         | -                      | \$29,236              | -                     | -                       | \$29,236        |
| Roofing       | -         | -                      | -                     | -                     | \$34,228                | \$34,228        |
| Electrical    | -         | -                      | \$9,946               | -                     | -                       | \$9,946         |
| <b>TOTALS</b> | <b>-</b>  | <b>-</b>               | <b>\$39,200</b>       | <b>-</b>              | <b>\$34,300</b>         | <b>\$73,500</b> |

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Maintenance Shop: Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Mt. View Cemetery Maintenance Shop

▲ Replacement Value: \$ 290,000; Inflation rate: 3.0%



## 5. Mausoleums



### Mausoleums: Systems Summary

|                              |                                                                                                                                   |                  |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Address</b>               | 500 Hilda Street; Oregon City, Oregon - (Southern portion of site)                                                                |                  |
| <b>Constructed/Renovated</b> | Unknown, Various dates                                                                                                            |                  |
| <b>Building Size</b>         | Mausoleums 1-7: 1 - 2,400 SF, 2 – 2,440 SF, 3 – 2,400 SF, 4 – 3,280 SF, 5 – 2,040 SF, 6 – 1,650 SF, 7 - 1,900 - SF                |                  |
| <b>Number of Stories</b>     | One on each building                                                                                                              |                  |
| <b>System</b>                | <b>Description</b>                                                                                                                | <b>Condition</b> |
| <b>Structure(s)</b>          | Concrete supporting walls                                                                                                         | Good             |
| <b>Façade(s)</b>             | Decorative Concrete, marble panels                                                                                                | Fair             |
| <b>Roof</b>                  | Flat concrete construction with modified bituminous finish, portions of sloped metal between the connection of mausoleums 6 and 7 | Fair             |
| <b>Interiors</b>             | Walls: Painted concrete, marble<br>Floors: Concrete<br>Ceilings: Painted concrete                                                 | --               |
| <b>Elevators</b>             | None                                                                                                                              | --               |
| <b>Plumbing</b>              | Sink in Mausoleum 1                                                                                                               | Poor             |
| <b>HVAC</b>                  | None                                                                                                                              | --               |
| <b>Fire Suppression</b>      | None                                                                                                                              | --               |
| <b>Electrical</b>            | Exterior Lighting: Minimal                                                                                                        | Fair             |



### Mausoleums: Systems Summary

|                                |                                                                                                                         |    |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------|----|
| <b>Fire Alarm</b>              | None                                                                                                                    | -- |
| <b>Equipment/Special</b>       | None                                                                                                                    | -- |
| <b>Accessibility</b>           | NA                                                                                                                      |    |
| <b>Key Issues and Findings</b> | Cleaning and re-parging of concrete in some areas. Concrete sidewalk tripping hazard observed between mausoleums 2 & 4. |    |

### System Expenditure Forecast

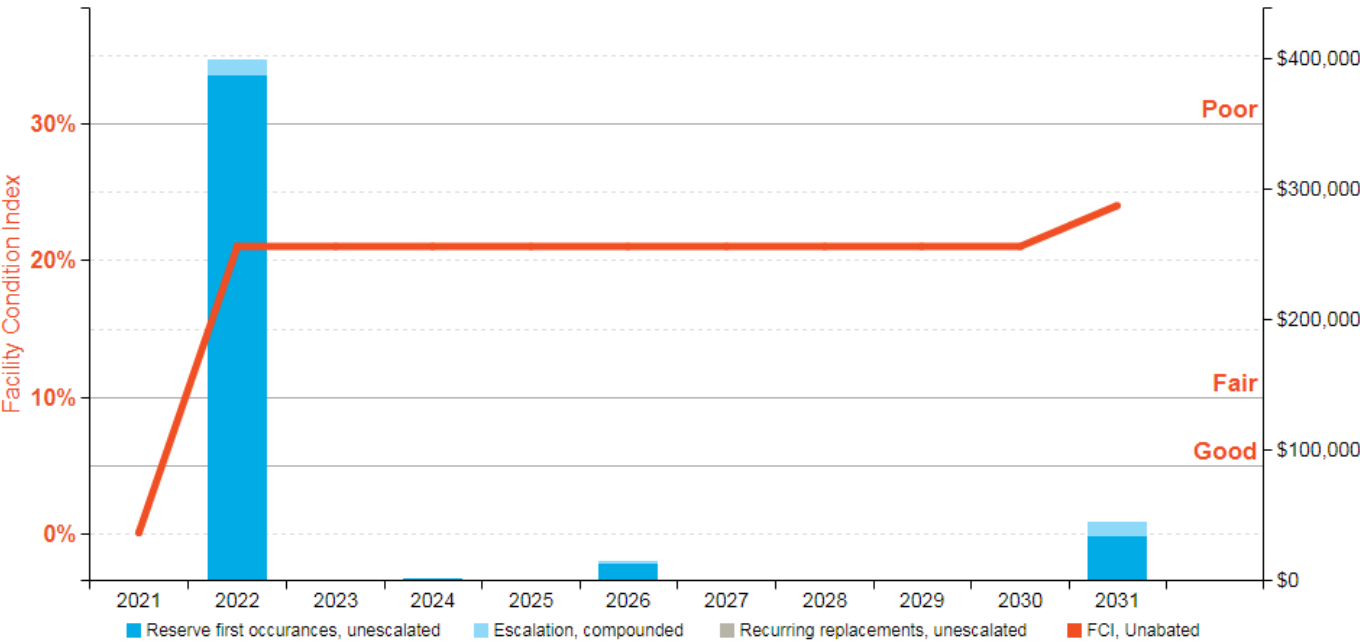
| System         | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|----------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade         | -         | \$139,256              | \$5,425               | -                     | -                       | \$144,681        |
| Roofing        | -         | \$259,431              | -                     | \$45,424              | \$25,139                | \$329,994        |
| Plumbing       | -         | -                      | \$1,704               | -                     | -                       | \$1,704          |
| Site Utilities | -         | -                      | \$9,042               | -                     | -                       | \$9,042          |
| <b>TOTALS</b>  | <b>-</b>  | <b>\$398,700</b>       | <b>\$16,200</b>       | <b>\$45,500</b>       | <b>\$25,200</b>         | <b>\$485,600</b> |

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Mausoleums: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Mt. View Cemetery Mausoleums

▲ Replacement Value: \$ 1,940,000; Inflation rate: 3.0%



## 6. General Site Summary



### General Site Information

|                                     |                                                                                                                                                                                                                                                                                           |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Landscaping and Topography</b>   | Heavy landscaping features<br>Irrigation present<br>Low to moderate site slopes throughout, Severe site slopes along southwest boundary                                                                                                                                                   |
| <b>On-Site Vehicular Paving</b>     | Asphalt parking areas and drive lanes with traffic markings                                                                                                                                                                                                                               |
| <b>Pedestrian paving and Trails</b> | Concrete sidewalks/walkways                                                                                                                                                                                                                                                               |
| <b>On-Site Amenities</b>            | Chain link fencing, metal tube fencing, benches, trash receptacles, decorative fountains                                                                                                                                                                                                  |
| <b>Ancillary Buildings</b>          | Mausoleums, decommissioned shop building                                                                                                                                                                                                                                                  |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings                                                                                                                                                                                                                                |
| <b>Accessibility</b>                | Potential moderate/major issues have been identified associated with the general site areas and a detailed accessibility study is recommended.                                                                                                                                            |
| <b>Key Issues and Findings</b>      | Severe alligator cracking and potholes, significant sidewalk trip hazards, outdated irrigation system, soil erosion, damaged metal tube fencing. Around Mausoleum buildings - Cracked concrete stairs, some areas of concrete sidewalk also need to be repaired/replaced due to cracking, |

**System Expenditure Forecast**

| <b>System</b>               | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>       |
|-----------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| Plumbing                    | -                | -                              | -                             | -                             | \$26,734                        | \$26,734           |
| Special Construction & Demo | \$37,440         | -                              | -                             | -                             | -                               | \$37,440           |
| Site Development            | \$11,440         | -                              | \$2,287,503                   | \$16,308                      | \$78,951                        | \$2,394,202        |
| Site Utilities              | -                | -                              | -                             | -                             | \$155,693                       | \$155,693          |
| Site Pavement               | \$40,950         | \$200,380                      | -                             | \$387,222                     | \$123,067                       | \$751,619          |
| <b>TOTALS</b>               | <b>\$89,900</b>  | <b>\$200,400</b>               | <b>\$2,287,600</b>            | <b>\$403,600</b>              | <b>\$384,500</b>                | <b>\$3,366,000</b> |

## 7. Property Space Use and Observed Areas

### Areas Observed

Most of the cemetery areas were observed in order to gain a clear understanding of the condition of the cemetery and related amenities. The interiors of the buildings in scope were also observed.

### Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Northeast section, closed off due to storm debris



## 8. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The cemetery was first developed in 1854 with additional buildings and amenities added over time. No widespread accessibility renovations have occurred.

Complaints about accessibility issues have been sporadically received by property management at the restroom facility although no prior or pending litigation was reported.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings and/or amenities identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 9. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 10. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

## Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.



## 11. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Mt. View Cemetery, 500 Hilda Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Jonathan Levine,  
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**Reviewed by:**



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1

MT. VIEW CEMETERY



2

OFFICE HOUSE FRONT  
ELEVATION

3

OFFICE HOUSE LEFT ELEVATION



4

OFFICE HOUSE REAR  
ELEVATION

5

OFFICE HOUSE RIGHT  
ELEVATION

6

RESTROOMS



7

MAINTENANCE SHOP



8

DECOMMISSIONED SHOP  
BUILDING

9

PAINTED WOOD SIDING AND  
WOOD WINDOW FAÇADE

10

CRACKED EXTERIOR BRICKS



11

VINYL WINDOWS



12

ALUMINUM WINDOW





13

EXTERIOR WOOD DOOR



14

WEATHERED EXTERIOR METAL  
DOOR

15

ASPHALT SHINGLE ROOFING



16

GUTTERS &amp; DOWNSPOUTS



17

OFFICE HOUSE



18

SHOP



19

WORN OFFICE WOOD FLOORING



20

AGED VCT FLOORING



21

DAMAGED CEILING



22

WORN AND FADED RESTROOM  
FLOOR PAINT/COATING

23

CHIPPED AND PEELING  
INTERIOR WALL PAINT

24

GAS WATER HEATER





25

FURNACE



26

CONDENSING UNIT



27

ELECTRIC HEATER



28

FIRE EXTINGUISHER



29

MAIN DISTRIBUTION PANEL



30

INTERIOR LIGHTING



31

CCTV SYSTEM



32

PARKING LOT



33

ASPHALT PAVEMENT  
ALLIGATOR CRACKING

34

CONCRETE SIDEWALK TRIPPING  
HAZARDS

35

SITE OVERVIEW



36

MAUSOLEUM





37

SITE FOUNTAIN



38

SITE CHAIN LINK FENCING



39

DAMAGED SITE METAL TUBE  
FENCING

40

MOTORIZED SLIDING VEHICLE  
GATE

41

SITE BENCH



42

SITE TRASH RECEPTACLE



43

IRRIGATION SYSTEM



44

SOIL EROSION AT SOUTH  
DRAINAGE POINT

45

EXTERIOR BUILDING MOUNTED  
LIGHT FIXTURE

46

SITE POLE LIGHT





**BUREAU  
VERITAS**

**Project Number**

148392.21R000-009.017

**Source**

Google Earth

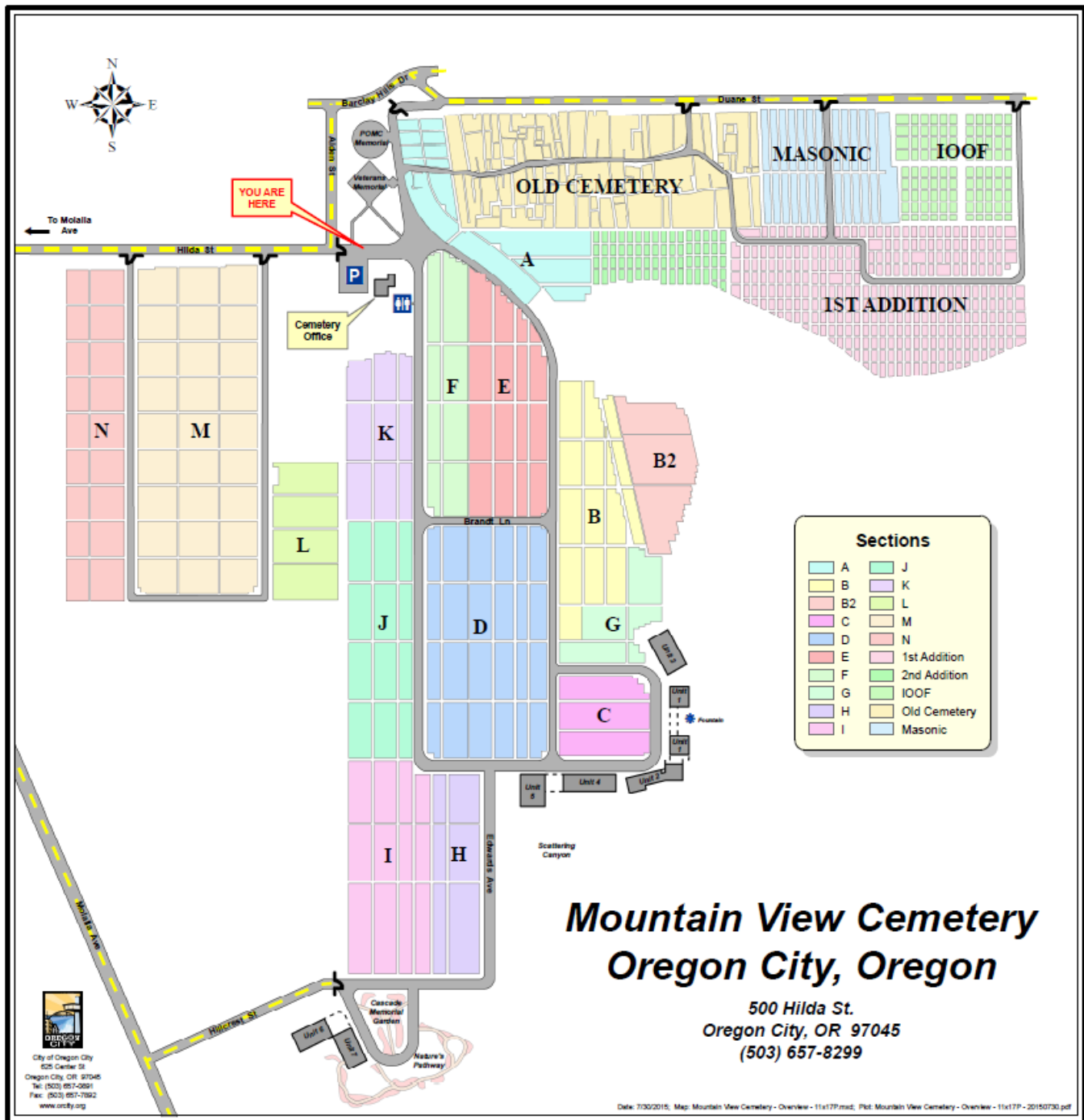
**Project Name**Mt. View Cemetery  
Oregon City**On-Site Date**

March 08, 2021





## Site Plan



**BUREAU  
VERITAS**

## Project Number

148392.21R000-009.017

## Source

City of Oregon City

## Project Name

Mt. View Cemetery  
Oregon City

## On-Site Date

March 08, 2021



Site Plan



**BUREAU  
VERITAS**

**Project Number**

148392.21R000-009.017

**Source**

City of Oregon City

**Project Name**

Mt. View Cemetery, Mausoleums  
Oregon City

**On-Site Date**

March 08, 2021





**BUREAU VERITAS FACILITY CONDITION ASSESSMENT:  
PRE-SURVEY QUESTIONNAIRE**

Item 9b.

Building / Facility Name: Mt. View Cemetery  
 Name of person completing form: Jonathan Waverly  
 Title / Association with property: Parks + Cemetery Maintenance Manager  
 Length of time associated w/ property: 11 years  
 Date Completed: 3-8-2021  
 Phone Number: 503-519-0377  
 Method of Completion: Choose an item.

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

| DATA OVERVIEW |                                                                                                        | RESPONSE                                                          |      |                   |
|---------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|------|-------------------|
| 1             | Year/s constructed / renovated                                                                         | Structural 2014, Remodel 2012                                     |      |                   |
| 2             | Building size in SF                                                                                    | Multiple                                                          |      |                   |
| 3             | Major Renovation/Rehabilitation                                                                        |                                                                   | Year | Additional Detail |
|               |                                                                                                        | Façade                                                            |      | Due               |
|               |                                                                                                        | Roof                                                              | 2020 | Leaked            |
|               |                                                                                                        | Interiors                                                         |      | Paint budgeted    |
|               |                                                                                                        | HVAC                                                              |      |                   |
|               |                                                                                                        | Electrical                                                        |      |                   |
|               |                                                                                                        | Site Pavement                                                     |      | Patches annually  |
|               |                                                                                                        | Accessibility                                                     |      |                   |
| QUESTION      |                                                                                                        | RESPONSE                                                          |      |                   |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         | New shops                                                         |      |                   |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | Veterans Memorial Mausoleum Roofs<br>Parents of Murdered Children |      |                   |
| 6             | Describe any on-going extremely problematic, historically chronic, or immediate facility needs.        | ADA, Drafty, Condemed                                             |      |                   |



Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")

| QUESTION |                                                                                                                                                               | RESPONSE |    |     |    | COMMENTS                             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|-----|----|--------------------------------------|
|          |                                                                                                                                                               | Yes      | No | Unk | NA |                                      |
| 7        | Are there any problems with foundations or structures, like excessive settlement?                                                                             |          | ✓  |     |    |                                      |
| 8        | Are there any wall, window, basement or roof leaks?                                                                                                           |          | ✓  |     |    | Not currently but there was Gutters  |
| 9        | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants? | ✓        |    |     |    | Kitchen area                         |
| 10       | Are your elevators unreliable, with frequent service calls?                                                                                                   |          | ✓  |     |    |                                      |
| 11       | Are there any plumbing leaks, water pressure, or clogging/back-up problems?                                                                                   | ✓        |    |     |    | Unknown, PW/Leak detection Old pipe  |
| 12       | Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?                                                  |          | ✓  |     |    |                                      |
| 13       | Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?                                                          | ✓        |    |     |    | Cold air<br>Weather strip-Front door |
| 14       | Is the electrical service outdated, undersized, or otherwise problematic?                                                                                     |          | ✓  |     |    |                                      |
| 15       | Are there any problems or inadequacies with exterior lighting?                                                                                                | ✓        |    |     |    | Age                                  |
| 16       | Is site/parking drainage inadequate, with excessive ponding or other problems?                                                                                | ✓        |    |     |    | Cracks, potholes                     |
| 17       | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?                    |          |    | ✓   |    | Mausoleums<br>Pioneer Section        |
| 18       | ADA: Has an accessibility study been performed at the site? If so, indicate when.                                                                             |          | ✓  |     |    |                                      |
| 19       | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?                                                         |          |    |     | ✓  |                                      |
| 20       | ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?                                             |          | ✓  |     |    | Outside restroom                     |



# Visual Survey - 2010 ADA Standards for Accessible Design

Item 9b.

Property Name: Mt. View Cemetery

BV Project Number: 148392.21R000-009.017

| Facility History & Interview |                                                                                                                                                                           |     |    |     |                   |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----|-------------------|
| Question                     |                                                                                                                                                                           | Yes | No | Unk | Comments          |
| 1                            | Has an ADA survey previously been completed for this property? If so, indicate when.                                                                                      |     | X  |     |                   |
| 2                            | Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study. |     | X  |     |                   |
| 3                            | Has building ownership/management reported any ADA complaints or litigation?                                                                                              | X   |    |     | Outside restrooms |

| Site: Accessibility Issues |                                         |                                            |              |       |
|----------------------------|-----------------------------------------|--------------------------------------------|--------------|-------|
|                            | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None* |
| Campus Parking             |                                         |                                            | Parking lot  |       |
| General Exterior Route     |                                         | Mausoleum 2                                |              |       |
| Site Restrooms             |                                         | NA                                         |              |       |
| Playgrounds & Pools        |                                         | NA                                         |              |       |

\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature



## Site Accessibility: Photographic Overview



1 - ACCESSIBLE PARKING STALL



2 - MISSING ADJACENT AISLE STRIPING



3 - EXTERIOR RAMP MISSING RAILINGS



4 - CURB CUT

## Office House: Accessibility Issues

|                       | Major Issues<br>(ADA study<br>recommended) | Moderate Issues<br>(ADA study<br>recommended) | Minor Issues | None*                               |
|-----------------------|--------------------------------------------|-----------------------------------------------|--------------|-------------------------------------|
| Dedicated Parking     | NA                                         |                                               |              |                                     |
| Exterior Route        |                                            |                                               |              | <input checked="" type="checkbox"/> |
| Building Entrances    |                                            |                                               |              | <input checked="" type="checkbox"/> |
| Interior Route        |                                            |                                               |              | <input checked="" type="checkbox"/> |
| Elevators             |                                            | NA                                            |              |                                     |
| Public Restrooms      |                                            | NA                                            |              |                                     |
| Kitchens/Kitchenettes |                                            | NA                                            |              |                                     |
| Playgrounds & Pools   |                                            | NA                                            |              |                                     |

\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature



## Office House: Photographic Overview



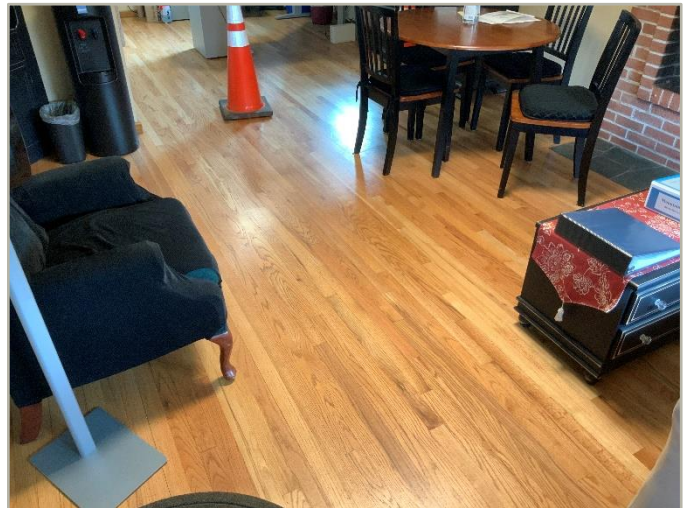
1 – EXTERIOR PATH OF TRAVEL TO BUILDING ENTRANCE



2 – BUILDING ENTRANCE



3 – ENTRANCE DOOR HARDWARE



4 – INTERIOR PATH OF TRAVEL

## Restrooms: Accessibility Issues

|                       | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None*                               |
|-----------------------|-----------------------------------------|--------------------------------------------|--------------|-------------------------------------|
| Dedicated Parking     |                                         | NA                                         |              |                                     |
| Exterior Route        |                                         |                                            |              | <input checked="" type="checkbox"/> |
| Building Entrances    |                                         | Restrooms                                  |              |                                     |
| Interior Route        |                                         | NA                                         |              |                                     |
| Elevators             |                                         | NA                                         |              |                                     |
| Public Restrooms      | Restrooms                               |                                            |              |                                     |
| Kitchens/Kitchenettes |                                         | NA                                         |              |                                     |
| Playgrounds & Pools   |                                         | NA                                         |              |                                     |

\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature



## Restrooms: Photographic Overview



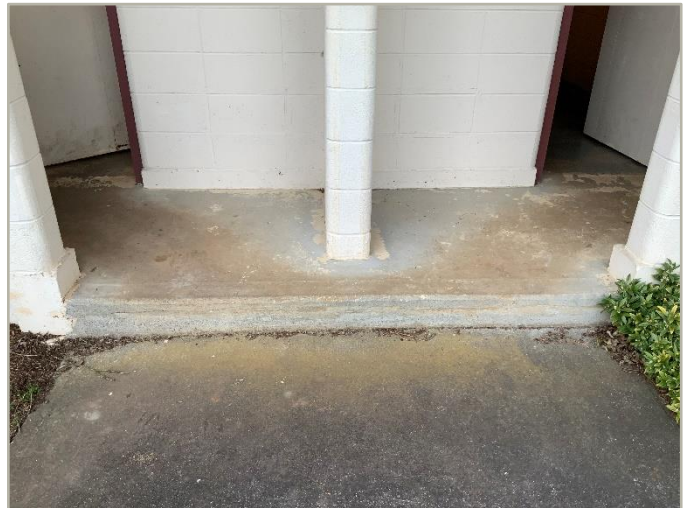
1 – RESTROOM SINK



2 – RESTROOM STALL



3 – EXTERIOR PATH OF TRAVEL TO BUILDING  
ENTRANCE



4 – BUILDING ENTRANCE



The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude for some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the data and photos above and/or the *Key Findings* section in the body of the report for visuals and/or more specifics about the particular subject site conditions.

## Reference Guide

|                                | Major Issues<br>(ADA study recommended)                                                                                                                                                                                                                                                    | Moderate Issues<br>(ADA study recommended)                                                                                                                                                                                                                                                                                                                                           | Minor Issues                                                                                                                                                                                                                                                                                   |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Parking</b>                 | <ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>                                                                                            | <ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>                                                                                                                                             |
| <b>Exterior Route</b>          | <ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>                                                                                                                   | <ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> </ul>                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- Non-compliant signage</li> </ul>                                                                                                                                |
| <b>Building Entrances</b>      | <ul style="list-style-type: none"> <li>- No compliant entrance exists</li> <li>- Exterior entry door/s not wide enough</li> <li>- Entrance vestibule requires complete reconstruction / reconfiguration due to clearance</li> </ul>                                                        | <ul style="list-style-type: none"> <li>- Need significant # of lever handles</li> <li>- Need to add or modify automatic door opener</li> <li>- Entrance vestibule requires limited reconfigurations</li> <li>- Maneuvering door clearance areas with excessive slopes</li> </ul>                                                                                                     | <ul style="list-style-type: none"> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door threshold</li> </ul>                                                                                                                                                          |
| <b>Interior Route</b>          | <ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul> | <ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul> | <ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>                                       |
| <b>Elevators</b>               | <ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>                                                                                                                                                                    | <ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>                                                                                                                                                                              | <ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>                                                                                                                                             |
| <b>Public Restrooms</b>        | <ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>                                                          | <ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul> |
| <b>Kitchens/Kitchenettes</b>   | <ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>                                                                                                                                   | <ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>                                                                                                                                                                 | <ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>                                                                                         |
| <b>Playgrounds &amp; Pools</b> | <ul style="list-style-type: none"> <li>- Large areas of surfacing non-compliant</li> <li>- Install compliant play structures</li> <li>- No pool lift provided</li> </ul>                                                                                                                   | <ul style="list-style-type: none"> <li>- Small area/s of surfacing or equipment non-compliant</li> <li>- Moderate issues with path of travel to playground/pool</li> </ul>                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>- Minor issues with path of travel to playground/pool</li> </ul>                                                                                                                                                                                        |

Component Condition Report | Mt. View Cemetery / Maintenance Shop

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                  | Quantity | RUL | ID      |
|------------|---------------------|-----------|-------------------------------------------------------------------------|----------|-----|---------|
| Facade     |                     |           |                                                                         |          |     |         |
| B2010      | Building exterior   | Fair      | Exterior Walls, Aluminum Siding, 1-2 Story Building                     | 1,400 SF | 5   | 2922688 |
| B2050      | Building exterior   | Fair      | Overhead/Dock Door, Steel, 12'x12' (144 SF)                             | 3        | 5   | 2922687 |
| Roofing    |                     |           |                                                                         |          |     |         |
| B3010      | Roof                | Fair      | Roofing, Metal                                                          | 1,300 SF | 15  | 2922690 |
| Electrical |                     |           |                                                                         |          |     |         |
| D5040      | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures | 1,100 SF | 5   | 2922689 |

Component Condition Report | Mt. View Cemetery / Mausoleums

| UF L3 Code | Location                                  | Condition | Asset/Component/Repair                                                           | Quantity  | RUL | ID      |
|------------|-------------------------------------------|-----------|----------------------------------------------------------------------------------|-----------|-----|---------|
| Facade     |                                           |           |                                                                                  |           |     |         |
| B2010      | Throughout exteriors in various locations | Poor      | Exterior Walls, Stucco, 1-2 Story Building, Replace Stucco Coating over concrete | 5,200 SF  | 1   | 2973402 |
| B2050      | Mausoleums                                | Fair      | Exterior Door, Steel, Standard                                                   | 6         | 5   | 2922647 |
| Roofing    |                                           |           |                                                                                  |           |     |         |
| B3010      | Mausoleums 6 & 7                          | Fair      | Roofing, Modified Bitumen                                                        | 2,600 SF  | 10  | 2925671 |
| B3010      | Mausoleums 6 & 7                          | Fair      | Roofing, Metal                                                                   | 900 SF    | 17  | 2922645 |
| B3010      | Mausoleums 1-5                            | Poor      | Roofing, Modified Bitumen                                                        | 15,500 SF | 1   | 2922674 |
| Plumbing   |                                           |           |                                                                                  |           |     |         |
| D2010      | Mausoleum 1                               | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                                       | 1         | 3   | 2922656 |
| Sitework   |                                           |           |                                                                                  |           |     |         |
| G4050      | Mausoleums                                | Fair      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                           | 15        | 5   | 2922611 |

Component Condition Report | Mt. View Cemetery / Office House

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|----------|-----------|------------------------|----------|-----|----|
| Facade     |          |           |                        |          |     |    |

| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                 | Quantity | RUL | ID      |
|------------|---------------------|-----------|------------------------------------------------------------------------|----------|-----|---------|
| B2010      | Building exterior   | Fair      | Exterior Walls, Wood Clapboard Siding, 1-2 Story Building              | 1,400 SF | 15  | 2922638 |
| B2010      | Building exterior   | Fair      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint  | 1,400 SF | 5   | 2922625 |
| B2010      | Building exterior   | Poor      | Exterior Walls, Brick, 1-2 Story Building                              | 20 SF    | 1   | 2922666 |
| B2020      | Building exterior   | Fair      | Window, Wood, up to 15 SF                                              | 6        | 3   | 2922626 |
| B2020      | Building exterior   | Good      | Window, Vinyl-Clad Double-Glazed, up to 15 SF                          | 6        | 23  | 2929997 |
| B2020      | Building exterior   | Fair      | Window, Wood, 16-25 SF                                                 | 1        | 3   | 2922665 |
| B2020      | Building exterior   | Good      | Window, Vinyl-Clad Double-Glazed, 28-40 SF                             | 2        | 23  | 2922657 |
| B2050      | Building exterior   | Fair      | Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing         | 1        | 3   | 2922619 |
| B2050      | Building exterior   | Fair      | Exterior Door, Steel, Standard                                         | 2        | 20  | 2922617 |
| B2050      | Building exterior   | Fair      | Exterior Door, Wood, Solid-Core                                        | 1        | 5   | 2922648 |
| Roofing    |                     |           |                                                                        |          |     |         |
| B3010      | Roof                | Good      | Roofing, Asphalt Shingle, 20-Year Standard                             | 2,100 SF | 19  | 2922671 |
| B3020      | Roof                | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings         | 190 LF   | 7   | 2922620 |
| Interiors  |                     |           |                                                                        |          |     |         |
| C1030      | Throughout building | Fair      | Interior Door, Wood, Hollow-Core Residential                           | 9        | 3   | 2922643 |
| C2010      | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                               | 3,400 SF | 5   | 2922669 |
| C2030      | Lunch room          | Poor      | Flooring, Vinyl Tile (VCT)                                             | 300 SF   | 2   | 2922621 |
| C2030      | Throughout building | Poor      | Flooring, Wood, Strip                                                  | 400 SF   | 2   | 2922642 |
| C2030      | Throughout building | Good      | Flooring, Wood, Strip                                                  | 900 SF   | 23  | 2922613 |
| C2050      | Lunch room          | Poor      | Ceiling Finishes, Gypsum Board/Plaster                                 | 10 SF    | 1   | 2922654 |
| C2050      | Throughout building | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                       | 1,700 SF | 5   | 2922653 |
| Plumbing   |                     |           |                                                                        |          |     |         |
| D2010      | Lunch room          | Fair      | Water Heater, Gas, Residential [No tag/plate found]                    | 1        | 3   | 2922629 |
| D2010      | Kitchen             | Fair      | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China             | 1        | 10  | 2922618 |
| D2010      | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 1,700 SF | 7   | 2922644 |

Component Condition Report | Mt. View Cemetery / Office House

Item 9b.

| UF L3 Code                      | Location            | Condition | Asset/Component/Repair                                                  | Quantity | RUL | ID      |
|---------------------------------|---------------------|-----------|-------------------------------------------------------------------------|----------|-----|---------|
| D2010                           | Lunch room          | Fair      | Shower, Fiberglass                                                      | 1        | 5   | 2922622 |
| D2010                           | Office restroom     | Fair      | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China              | 1        | 5   | 2922614 |
| HVAC                            |                     |           |                                                                         |          |     |         |
| D3020                           | Lunch room          | Fair      | Furnace, Gas [No tag/plate found]                                       | 1        | 3   | 2922633 |
| D3030                           | Building exterior   | Fair      | Split System, Condensing Unit/Heat Pump [No tag/plate found]            | 1        | 3   | 2922640 |
| D3050                           | Throughout building | Fair      | HVAC System, Ductwork, Low Density                                      | 1,700 SF | 5   | 2922652 |
| Fire Protection                 |                     |           |                                                                         |          |     |         |
| D4030                           | Throughout building | Fair      | Fire Extinguisher, Wet Chemical/CO2                                     | 4        | 4   | 2922661 |
| Electrical                      |                     |           |                                                                         |          |     |         |
| D5020                           | Lunch room          | Fair      | Distribution Panel, 120/240 V                                           | 1        | 3   | 2922651 |
| D5030                           | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 1,700 SF | 5   | 2922634 |
| D5040                           | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures | 1,700 SF | 7   | 2922650 |
| Fire Alarm & Electronic Systems |                     |           |                                                                         |          |     |         |
| D7030                           | Building exterior   | Good      | Security/Surveillance System, Full System Upgrade, Average Density      | 1,700 SF | 10  | 2922623 |
| Equipment & Furnishings         |                     |           |                                                                         |          |     |         |
| E2010                           | Throughout building | Fair      | Casework, Countertop, Plastic Laminate                                  | 30 LF    | 5   | 2922635 |
| E2010                           | Throughout building | Fair      | Casework, Cabinetry, Hardwood Standard                                  | 40 LF    | 5   | 2922668 |
| Sitework                        |                     |           |                                                                         |          |     |         |
| G4050                           | Building exterior   | NA        | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                  | 4        | 20  | 2922667 |

Component Condition Report | Mt. View Cemetery / Restrooms

| UF L3 Code | Location          | Condition | Asset/Component/Repair                                                | Quantity | RUL | ID      |
|------------|-------------------|-----------|-----------------------------------------------------------------------|----------|-----|---------|
| Facade     |                   |           |                                                                       |          |     |         |
| B2010      | Building exterior | Fair      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 480 SF   | 3   | 2922677 |
| B2020      | Building exterior | Fair      | Window, Aluminum Double-Glazed, up to 15 SF                           | 2        | 5   | 2922680 |
| B2050      | Building exterior | Fair      | Exterior Door, Steel, Standard                                        | 2        | 3   | 2922688 |

Component Condition Report | Mt. View Cemetery / Restrooms

Item 9b.

| UF L3 Code | Location  | Condition | Asset/Component/Repair                                   | Quantity | RUL | ID      |
|------------|-----------|-----------|----------------------------------------------------------|----------|-----|---------|
| Roofing    |           |           |                                                          |          |     |         |
| B3010      | Roof      | Fair      | Roofing, Asphalt Compound, 20-Year Standard              | 300 SF   | 5   | 2922682 |
| Interiors  |           |           |                                                          |          |     |         |
| C1090      | Restrooms | Fair      | Toilet Partitions, Wood                                  | 3        | 3   | 2922681 |
| C2010      | Restrooms | Poor      | Wall Finishes, any surface, Prep & Paint                 | 360 SF   | 1   | 2922675 |
| C2030      | Restrooms | Poor      | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 230 SF   | 1   | 2922676 |
| Plumbing   |           |           |                                                          |          |     |         |
| D2010      | Restrooms | Fair      | Toilet, Commercial Water Closet                          | 3        | 3   | 2922683 |
| D2010      | Restrooms | Fair      | Sink/Lavatory, Wall-Hung, Vitreous China                 | 2        | 3   | 2922684 |
| HVAC       |           |           |                                                          |          |     |         |
| D3020      | Restrooms | Fair      | Unit Heater, Electric                                    | 2        | 7   | 2922685 |
| Sitework   |           |           |                                                          |          |     |         |
| G4050      | Restrooms | Fair      | Fixture w/ Lamp, any type, w/ LED Replacement            | 2        | 5   | 2922679 |

Component Condition Report | Mt. View Cemetery / Site

| UF L3 Code                   | Location                     | Condition | Asset/Component/Repair                                                                   | Quantity  | RUL | ID      |
|------------------------------|------------------------------|-----------|------------------------------------------------------------------------------------------|-----------|-----|---------|
| Plumbing                     |                              |           |                                                                                          |           |     |         |
| D2010                        | Site                         | Fair      | Backflow Preventer, Domestic Water                                                       | 2         | 15  | 2922662 |
| Special Construction & Demo  |                              |           |                                                                                          |           |     |         |
| F3010                        | Site                         | NA        | Demolition & Disposal, any Structure/Building, Budgetary (per SF), Demolition & Disposal | 1,200 SF  | 0   | 2922691 |
| Pedestrian Plazas & Walkways |                              |           |                                                                                          |           |     |         |
| G2020                        | Site                         | Poor      | Parking Lots, Pavement, Asphalt, Seal & Stripe                                           | 16,000 SF | 1   | 2922660 |
| G2020                        | Site                         | Poor      | Parking Lots, Pavement, Asphalt, Mill & Overlay                                          | 35,900 SF | 1   | 2922612 |
| G2020                        | Site                         | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                                          | 67,200 SF | 7   | 2922615 |
| G2030                        | Mausoleums between buildings | Failed    | Sidewalk, Concrete, Large Areas                                                          | 3,500 SF  | 0   | 2973800 |
| G2030                        | Throughout Site              | Fair      | Sidewalk, Concrete, Large Areas                                                          | 4,500 SF  | 20  | 2922678 |



Component Condition Report | Mt. View Cemetery / Site

Item 9b.

| UF L3 Code | Location      | Condition | Asset/Component/Repair                                                              | Quantity     | RUL | ID      |
|------------|---------------|-----------|-------------------------------------------------------------------------------------|--------------|-----|---------|
| G2030      | At Mausoleums | Poor      | Site Stairs & Ramps, Steps, Concrete (per LF of nosing)                             | 400 LF       | 1   | 2973801 |
| Sitework   |               |           |                                                                                     |              |     |         |
| G2060      | Main gate     | Fair      | Fences & Gates, Vehicle Gate, Chain Link Sliding Electric                           | 2            | 4   | 2922637 |
| G2060      | Site          | Fair      | Fences & Gates, Fence, Chain Link 6'                                                | 2,500 LF     | 25  | 2922663 |
| G2060      | Site          | Fair      | Decorative Fountains, Circulation Pump [Inaccessible]                               | 2            | 7   | 2922672 |
| G2060      | Site          | Fair      | Trash Receptacle, Heavy-Duty Fixed Concrete                                         | 20           | 15  | 2922624 |
| G2060      | Site          | Poor      | Fences & Gates, Fence, Metal Tube 6'                                                | 20 LF        | 0   | 2922659 |
| G2060      | Site          | Fair      | Park Bench, Wood/Composite/Fiberglass                                               | 20           | 12  | 2922628 |
| G2060      | Site          | Fair      | Fences & Gates, Fence, Metal Tube 6'                                                | 1,500 LF     | 25  | 2922627 |
| G2080      | Site          | Poor      | Landscaping, Ground Cover, Repair                                                   | 2,000 SF     | 0   | 2922641 |
| G2080      | Site          | Fair      | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install                  | 1,600,000 SF | 3   | 2922670 |
| G4050      | Site          | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 20           | 12  | 2922632 |

Component Condition Report | Mt. View Cemetery

| UF L3 Code    | Location   | Condition | Asset/Component/Repair                                                     | Quantity | RUL | ID      |
|---------------|------------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| Accessibility |            |           |                                                                            |          |     |         |
| Y1090         | Throughout | NA        | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 1        | 0   | 2930318 |

7/10/2021

| Location                             | 2021     | 2022      | 2023     | 2024        | 2025     | 2026      | 2027     | 2028      | 2029 | 2030 | 2031     | 2032     | 2033      | 2034    | 2035    | 2036      | 2037     | 2038     | 2039     | 2040     | 2041      | Total Escalated Estimate |
|--------------------------------------|----------|-----------|----------|-------------|----------|-----------|----------|-----------|------|------|----------|----------|-----------|---------|---------|-----------|----------|----------|----------|----------|-----------|--------------------------|
| Mt. View Cemetery                    | \$9,750  | \$0       | \$0      | \$0         | \$0      | \$0       | \$0      | \$0       | \$0  | \$0  | \$0      | \$0      | \$0       | \$0     | \$0     | \$0       | \$0      | \$0      | \$0      | \$0      | \$0       | \$9,750                  |
| Mt. View Cemetery / Maintenance Shop | \$0      | \$0       | \$0      | \$0         | \$0      | \$39,183  | \$0      | \$0       | \$0  | \$0  | \$0      | \$0      | \$0       | \$0     | \$0     | \$34,229  | \$0      | \$0      | \$0      | \$0      | \$0       | \$73,412                 |
| Mt. View Cemetery / Mausoleums       | \$0      | \$398,687 | \$0      | \$1,705     | \$0      | \$14,468  | \$0      | \$0       | \$0  | \$0  | \$45,424 | \$0      | \$0       | \$0     | \$0     | \$0       | \$0      | \$25,140 | \$0      | \$0      | \$0       | \$485,424                |
| Mt. View Cemetery / Office House     | \$0      | \$1,526   | \$10,344 | \$46,168    | \$1,756  | \$56,544  | \$0      | \$48,940  | \$0  | \$0  | \$7,862  | \$0      | \$0       | \$0     | \$2,360 | \$54,077  | \$0      | \$3,223  | \$31,206 | \$18,191 | \$10,096  | \$292,292                |
| Mt. View Cemetery / Restrooms        | \$0      | \$1,185   | \$0      | \$15,683    | \$0      | \$4,883   | \$0      | \$3,837   | \$0  | \$0  | \$0      | \$1,593  | \$0       | \$2,749 | \$0     | \$0       | \$0      | \$0      | \$0      | \$0      | \$0       | \$29,930                 |
| Mt. View Cemetery / Site             | \$89,830 | \$200,381 | \$0      | \$2,272,872 | \$14,632 | \$0       | \$11,176 | \$392,354 | \$0  | \$0  | \$0      | \$12,956 | \$177,935 | \$0     | \$0     | \$83,445  | \$15,020 | \$0      | \$0      | \$0      | \$95,092  | \$3,365,694              |
| Grand Total                          | \$99,580 | \$601,780 | \$10,344 | \$2,336,427 | \$16,387 | \$115,078 | \$11,176 | \$445,132 | \$0  | \$0  | \$53,286 | \$14,549 | \$177,935 | \$2,749 | \$2,360 | \$171,750 | \$15,020 | \$28,363 | \$31,206 | \$18,191 | \$105,188 | \$4,256,501              |

| Mt. View Cemetery                                       |         |                                                                            |                |   |   |     |     |          |            |             |          |         |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |         |     |     |     |     |     |         |     |         |
|---------------------------------------------------------|---------|----------------------------------------------------------------------------|----------------|---|---|-----|-----|----------|------------|-------------|----------|---------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|----------------------------|---------|-----|-----|-----|-----|-----|---------|-----|---------|
| Uniformat Code                                          | ID      | Cost Description                                                           | Lifespan (EUL) | E | A | Age | RUL | Quantity | Unit       | Unit Cost * | Subtotal | 2021    | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | Deficiency Repair Estimate |         |     |     |     |     |     |         |     |         |
| Y1090                                                   | 2930318 | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 0              | 0 | 0 |     | 1   | EA       | \$9,750.00 | \$9,750     | \$9,750  |         |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$9,750 |     |     |     |     |     |         |     |         |
| Totals, Unescalated                                     |         |                                                                            |                |   |   |     |     |          |            |             |          | \$9,750 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0                        | \$0     | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,750 |     |         |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                            |                |   |   |     |     |          |            |             |          | \$9,750 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0                        | \$0     | \$0 | \$0 | \$0 | \$0 | \$0 | \$0     | \$0 | \$9,750 |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

| Mt. View Cemetery / Maintenance Shop                    |         |                                                                                  |                |    |    |     |      |          |            |             |          |      |      |      |      |      |          |      |      |      |      |      |      |      |      |          |          |      |      |      |      |          |                            |          |
|---------------------------------------------------------|---------|----------------------------------------------------------------------------------|----------------|----|----|-----|------|----------|------------|-------------|----------|------|------|------|------|------|----------|------|------|------|------|------|------|------|------|----------|----------|------|------|------|------|----------|----------------------------|----------|
| Uniformat Code                                          | ID      | Cost Description                                                                 | Lifespan (EUL) | E  | A  | Age | RUL  | Quantity | Unit       | Unit Cost * | Subtotal | 2021 | 2022 | 2023 | 2024 | 2025 | 2026     | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035     | 2036     | 2037 | 2038 | 2039 | 2040 | 2041     | Deficiency Repair Estimate |          |
| B2010                                                   | 2922688 | Exterior Walls, Aluminum Siding, 1-2 Story Building, Replace                     | 40             | 35 | 5  |     | 1400 | SF       | \$9.10     | \$12,740    |          |      |      |      |      |      | \$12,740 |      |      |      |      |      |      |      |      |          |          |      |      |      |      |          |                            | \$12,740 |
| B2050                                                   | 2922687 | Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace                             | 30             | 25 | 5  |     | 3    | EA       | \$4,160.00 | \$12,480    |          |      |      |      |      |      | \$12,480 |      |      |      |      |      |      |      |      |          |          |      |      |      |      |          |                            | \$12,480 |
| B3010                                                   | 2922690 | Roofing, Metal, Replace                                                          | 40             | 25 | 15 |     | 1300 | SF       | \$16.90    | \$21,970    |          |      |      |      |      |      |          |      |      |      |      |      |      |      |      |          | \$21,970 |      |      |      |      |          |                            | \$21,970 |
| D5040                                                   | 2922689 | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace | 20             | 15 | 5  |     | 1100 | SF       | \$7.80     | \$8,580     |          |      |      |      |      |      | \$8,580  |      |      |      |      |      |      |      |      |          |          |      |      |      |      |          |                            | \$8,580  |
| Totals, Unescalated                                     |         |                                                                                  |                |    |    |     |      |          |            |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$33,800 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$21,970 | \$0      | \$0  | \$0  | \$0  | \$0  | \$55,770 |                            |          |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                  |                |    |    |     |      |          |            |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$39,183 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0      | \$34,229 | \$0  | \$0  | \$0  | \$0  | \$0      | \$73,412                   |          |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

| Mt. View Cemetery / Mausoleums                          |         |                                                                                  |                |    |    |     |       |          |            |             |          |           |           |      |         |      |          |      |      |      |      |          |      |      |      |      |      |      |          |          |      |      |                            |
|---------------------------------------------------------|---------|----------------------------------------------------------------------------------|----------------|----|----|-----|-------|----------|------------|-------------|----------|-----------|-----------|------|---------|------|----------|------|------|------|------|----------|------|------|------|------|------|------|----------|----------|------|------|----------------------------|
| Uniformat Code                                          | ID      | Cost Description                                                                 | Lifespan (EUL) | E  | A  | Age | RUL   | Quantity | Unit       | Unit Cost * | Subtotal | 2021      | 2022      | 2023 | 2024    | 2025 | 2026     | 2027 | 2028 | 2029 | 2030 | 2031     | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038     | 2039     | 2040 | 2041 | Deficiency Repair Estimate |
| B2010                                                   | 2973402 | Exterior Walls, Stucco, 1-2 Story Building, Replace Stucco Coating over concrete | 50             | 49 | 1  |     | 5200  | SF       | \$26.00    | \$135,200   |          | \$135,200 |           |      |         |      |          |      |      |      |      |          |      |      |      |      |      |      |          |          |      |      | \$135,200                  |
| B2050                                                   | 2922647 | Exterior Door, Steel, Standard, Replace                                          | 40             | 35 | 5  |     | 6     | EA       | \$780.00   | \$4,680     |          |           |           |      |         |      | \$4,680  |      |      |      |      |          |      |      |      |      |      |      |          |          |      |      | \$4,680                    |
| B3010                                                   | 2922645 | Roofing, Metal, Replace                                                          | 40             | 23 | 17 |     | 900   | SF       | \$16.90    | \$15,210    |          |           |           |      |         |      |          |      |      |      |      |          |      |      |      |      |      |      |          | \$15,210 |      |      | \$15,210                   |
| B3010                                                   | 2922674 | Roofing, Modified Bitumen, Replace                                               | 20             | 19 | 1  |     | 15500 | SF       | \$16.25    | \$251,875   |          | \$251,875 |           |      |         |      |          |      |      |      |      |          |      |      |      |      |      |      |          |          |      |      | \$251,875                  |
| B3010                                                   | 2925671 | Roofing, Modified Bitumen, Replace                                               | 20             | 10 | 10 |     | 2600  | SF       | \$13.00    | \$33,800    |          |           |           |      |         |      |          |      |      |      |      | \$33,800 |      |      |      |      |      |      |          |          |      |      | \$33,800                   |
| D2010                                                   | 2922656 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace                              | 30             | 27 | 3  |     | 1     | EA       | \$1,560.00 | \$1,560     |          |           |           |      | \$1,560 |      |          |      |      |      |      |          |      |      |      |      |      |      |          |          |      |      | \$1,560                    |
| G4050                                                   | 2922611 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                  | 20             | 15 | 5  |     | 15    | EA       | \$520.00   | \$7,800     |          |           |           |      |         |      | \$7,800  |      |      |      |      |          |      |      |      |      |      |      |          |          |      |      | \$7,800                    |
| Totals, Unescalated                                     |         |                                                                                  |                |    |    |     |       |          |            |             |          | \$0       | \$387,075 | \$0  | \$1,560 | \$0  | \$12,480 | \$0  | \$0  | \$0  | \$0  | \$33,800 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$15,210 | \$0      | \$0  | \$0  | \$450,125                  |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                  |                |    |    |     |       |          |            |             |          | \$0       | \$398,687 | \$0  | \$1,705 | \$0  | \$14,468 | \$0  | \$0  | \$0  | \$0  | \$45,424 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$25,140 | \$0      | \$0  | \$0  | \$485,424                  |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

| Mt. View Cemetery / Office House |         |                                                                                 |                |    |    |     |      |          |      |             |          |      |         |      |         |      |         |      |          |      |      |      |      |      |      |      |          |      |      |         |         |          |                            |          |
|----------------------------------|---------|---------------------------------------------------------------------------------|----------------|----|----|-----|------|----------|------|-------------|----------|------|---------|------|---------|------|---------|------|----------|------|------|------|------|------|------|------|----------|------|------|---------|---------|----------|----------------------------|----------|
| Uniformat Code                   | ID      | Cost Description                                                                | Lifespan (EUL) | E  | A  | Age | RUL  | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022    | 2023 | 2024    | 2025 | 2026    | 2027 | 2028     | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036     | 2037 | 2038 | 2039    | 2040    | 2041     | Deficiency Repair Estimate |          |
| B2010                            | 2922625 | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint           | 10             | 5  | 5  |     | 5    | 1400     | SF   | \$3.90      | \$5,460  |      |         |      |         |      | \$5,460 |      |          |      |      |      |      |      |      |      | \$5,460  |      |      |         |         |          |                            | \$10,920 |
| B2010                            | 2922638 | Exterior Walls, Wood Clapboard Siding, 1-2 Story Building, Replace              | 30             | 15 | 15 |     | 15   | 1400     | SF   | \$13.00     | \$18,200 |      |         |      |         |      |         |      |          |      |      |      |      |      |      |      | \$18,200 |      |      |         |         |          |                            | \$18,200 |
| B2010                            | 2922666 | Exterior Walls, Brick, 1-2 Story Building, Replace                              | 50             | 49 | 1  |     | 20   | 20       | SF   | \$68.90     | \$1,378  |      | \$1,378 |      |         |      |         |      |          |      |      |      |      |      |      |      |          |      |      |         |         |          |                            | \$1,378  |
| B2020                            | 2922626 | Window, Wood, up to 15 SF, Replace                                              | 30             | 27 | 3  |     | 6    | 6        | EA   | \$1,040.00  | \$6,240  |      |         |      | \$6,240 |      |         |      |          |      |      |      |      |      |      |      |          |      |      |         |         |          |                            | \$6,240  |
| B2020                            | 2922665 | Window, Wood, 16-25 SF, Replace                                                 | 30             | 27 | 3  |     | 1    | 1        | EA   | \$1,560.00  | \$1,560  |      |         |      | \$1,560 |      |         |      |          |      |      |      |      |      |      |      |          |      |      |         |         |          |                            | \$1,560  |
| B2050                            | 2922619 | Exterior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace         | 25             | 22 | 3  |     | 1    | 1        | EA   | \$2,730.00  | \$2,730  |      |         |      | \$2,730 |      |         |      |          |      |      |      |      |      |      |      |          |      |      |         |         |          |                            | \$2,730  |
| B2050                            | 2922648 | Exterior Door, Wood, Solid-Core, Replace                                        | 25             | 20 | 5  |     | 1    | 1        | EA   | \$1,260.00  | \$1,260  |      |         |      |         |      | \$1,260 |      |          |      |      |      |      |      |      |      |          |      |      |         |         |          |                            | \$1,260  |
| B2050                            | 2922617 | Exterior Door, Steel, Standard, Replace                                         | 40             | 20 | 20 |     | 2    | 2        | EA   | \$780.00    | \$1,560  |      |         |      |         |      |         |      |          |      |      |      |      |      |      |      |          |      |      |         |         | \$1,560  |                            | \$1,560  |
| B3010                            | 2922671 | Roofing, Asphalt Shingle, 20-Year Standard, Replace                             | 20             | 1  | 19 |     | 2100 | 2100     | SF   | \$4.94      | \$10,374 |      |         |      |         |      |         |      |          |      |      |      |      |      |      |      |          |      |      |         |         | \$10,374 |                            | \$10,374 |
| B3020                            | 2922620 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace         | 20             | 13 | 7  |     | 190  | 190      | LF   | \$11.70     | \$2,223  |      |         |      |         |      |         |      | \$2,223  |      |      |      |      |      |      |      |          |      |      |         |         |          |                            | \$2,223  |
| C1030                            | 2922643 | Interior Door, Wood, Hollow-Core Residential, Replace                           | 20             | 17 | 3  |     | 9    | 9        | EA   | \$520.00    | \$4,680  |      |         |      | \$4,680 |      |         |      |          |      |      |      |      |      |      |      |          |      |      |         |         |          |                            | \$4,680  |
| C2010                            | 2922669 | Wall Finishes, any surface, Prep & Paint                                        | 10             | 5  | 5  |     | 3400 | 3400     | SF   | \$1.95      | \$6,630  |      |         |      |         |      | \$6,630 |      |          |      |      |      |      |      |      |      | \$6,630  |      |      |         |         |          |                            | \$13,260 |
| C2030                            | 2922642 | Flooring, Wood, Strip, Replace                                                  | 30             | 28 | 2  |     | 400  | 400      | SF   | \$19.50     | \$7,800  |      |         |      | \$7,800 |      |         |      |          |      |      |      |      |      |      |      |          |      |      |         |         |          |                            | \$7,800  |
| C2030                            | 2922621 | Flooring, Vinyl Tile (VCT), Replace                                             | 15             | 13 | 2  |     | 300  | 300      | SF   | \$6.50      | \$1,950  |      |         |      | \$1,950 |      |         |      |          |      |      |      |      |      |      |      |          |      |      | \$1,950 |         |          |                            | \$3,900  |
| C2050                            | 2922654 | Ceiling Finishes, Gypsum Board/Plaster, Replace                                 | 50             | 49 | 1  |     | 10   | 10       | SF   | \$10.40     | \$104    |      | \$104   |      |         |      |         |      |          |      |      |      |      |      |      |      |          |      |      |         |         |          |                            | \$104    |
| C2050                            | 2922653 | Ceiling Finishes, any flat surface, Prep & Paint                                | 10             | 5  | 5  |     | 1700 | 1700     | SF   | \$2.60      | \$4,420  |      |         |      |         |      | \$4,420 |      |          |      |      |      |      |      |      |      | \$4,420  |      |      |         |         |          |                            | \$8,840  |
| D2010                            | 2922629 | Water Heater, Gas, Residential, Replace                                         | 15             | 12 | 3  |     | 1    | 1        | EA   | \$1,690.00  | \$1,690  |      |         |      | \$1,690 |      |         |      |          |      |      |      |      |      |      |      |          |      |      |         | \$1,690 |          |                            | \$3,380  |
| D2010                            | 2922644 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace | 40             | 33 | 7  |     | 1700 | 1700     | SF   | \$14.30     | \$24,310 |      |         |      |         |      |         |      | \$24,310 |      |      |      |      |      |      |      |          |      |      |         |         |          |                            | \$24,310 |
| D2010                            | 2922622 | Shower, Fiberglass, Replace                                                     | 20             | 15 | 5  |     | 1    | 1        | EA   | \$2,080.00  | \$2,080  |      |         |      |         |      | \$2,080 |      |          |      |      |      |      |      |      |      |          |      |      |         |         |          |                            | \$2,080  |

| Uniformat Code                                          | ID      | Cost Description                                                                 | Lifespan (EUL) | E | Age | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022    | 2023     | 2024     | 2025    | 2026     | 2027 | 2028     | 2029 | 2030 | 2031    | 2032 | 2033 | 2034 | 2035    | 2036     | 2037 | 2038    | 2039     | 2040     | 2041     | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|----------------------------------------------------------------------------------|----------------|---|-----|-----|----------|------|-------------|----------|------|---------|----------|----------|---------|----------|------|----------|------|------|---------|------|------|------|---------|----------|------|---------|----------|----------|----------|----------------------------|
| D2010                                                   | 2922614 | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace              | 30             |   | 25  | 5   | 1        | EA   | \$1,430.00  | \$1,430  |      |         |          |          |         | \$1,430  |      |          |      |      |         |      |      |      |         |          |      |         |          |          |          | \$1,430                    |
| D2010                                                   | 2922618 | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace              | 30             |   | 20  | 10  | 1        | EA   | \$1,430.00  | \$1,430  |      |         |          |          |         |          |      |          |      |      | \$1,430 |      |      |      |         |          |      |         |          |          |          | \$1,430                    |
| D3020                                                   | 2922633 | Furnace, Gas, Replace                                                            | 20             |   | 17  | 3   | 1        | EA   | \$5,460.00  | \$5,460  |      |         |          | \$5,460  |         |          |      |          |      |      |         |      |      |      |         |          |      |         |          |          |          | \$5,460                    |
| D3030                                                   | 2922640 | Split System, Condensing Unit/Heat Pump, Replace                                 | 15             |   | 12  | 3   | 1        | EA   | \$16,640.00 | \$16,640 |      |         |          | \$16,640 |         |          |      |          |      |      |         |      |      |      |         |          |      |         | \$16,640 |          |          | \$33,280                   |
| D3050                                                   | 2922652 | HVAC System, Ductwork, Low Density, Replace                                      | 30             |   | 25  | 5   | 1700     | SF   | \$2.60      | \$4,420  |      |         |          |          |         | \$4,420  |      |          |      |      |         |      |      |      |         |          |      |         |          |          |          | \$4,420                    |
| D4030                                                   | 2922661 | Fire Extinguisher, Wet Chemical/CO2, Replace                                     | 10             |   | 6   | 4   | 4        | EA   | \$390.00    | \$1,560  |      |         |          |          | \$1,560 |          |      |          |      |      |         |      |      |      | \$1,560 |          |      |         |          |          |          | \$3,120                    |
| D5020                                                   | 2922651 | Distribution Panel, 120/240 V, Replace                                           | 30             |   | 27  | 3   | 1        | EA   | \$3,250.00  | \$3,250  |      |         |          | \$3,250  |         |          |      |          |      |      |         |      |      |      |         |          |      |         |          |          |          | \$3,250                    |
| D5030                                                   | 2922634 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40             |   | 35  | 5   | 1700     | SF   | \$3.25      | \$5,525  |      |         |          |          |         | \$5,525  |      |          |      |      |         |      |      |      |         |          |      |         |          |          |          | \$5,525                    |
| D5040                                                   | 2922650 | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace | 20             |   | 13  | 7   | 1700     | SF   | \$7.80      | \$13,260 |      |         |          |          |         |          |      | \$13,260 |      |      |         |      |      |      |         |          |      |         |          |          |          | \$13,260                   |
| D7030                                                   | 2922623 | Security/Surveillance System, Full System Upgrade, Average Density, Replace      | 15             |   | 5   | 10  | 1700     | SF   | \$2.60      | \$4,420  |      |         |          |          |         |          |      |          |      |      | \$4,420 |      |      |      |         |          |      |         |          |          |          | \$4,420                    |
| E2010                                                   | 2922635 | Casework, Countertop, Plastic Laminate, Replace                                  | 15             |   | 10  | 5   | 30       | LF   | \$65.00     | \$1,950  |      |         |          |          |         | \$1,950  |      |          |      |      |         |      |      |      |         |          |      |         |          | \$1,950  |          | \$3,900                    |
| E2010                                                   | 2922668 | Casework, Cabinetry, Hardwood Standard, Replace                                  | 20             |   | 15  | 5   | 40       | LF   | \$390.00    | \$15,600 |      |         |          |          |         | \$15,600 |      |          |      |      |         |      |      |      |         |          |      |         |          |          |          | \$15,600                   |
| G4050                                                   | 2922667 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                  | 20             |   | 0   | 20  | 4        | EA   | \$520.00    | \$2,080  |      |         |          |          |         |          |      |          |      |      |         |      |      |      |         |          |      |         |          | \$2,080  |          | \$2,080                    |
| Totals, Unescalated                                     |         |                                                                                  |                |   |     |     |          |      |             |          | \$0  | \$1,482 | \$9,750  | \$42,250 | \$1,560 | \$48,775 | \$0  | \$39,793 | \$0  | \$0  | \$5,850 | \$0  | \$0  | \$0  | \$1,560 | \$34,710 | \$0  | \$1,950 | \$18,330 | \$10,374 | \$5,590  | \$221,974                  |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                  |                |   |     |     |          |      |             |          | \$0  | \$1,526 | \$10,344 | \$46,168 | \$1,756 | \$56,544 | \$0  | \$48,940 | \$0  | \$0  | \$7,862 | \$0  | \$0  | \$0  | \$2,360 | \$54,077 | \$0  | \$3,223 | \$31,206 | \$18,191 | \$10,096 | \$292,292                  |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

Mt. View Cemetery / Restrooms

| Uniformat Code                                          | ID      | Cost Description                                                      | Lifespan (EUL) | E | Age | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022    | 2023 | 2024     | 2025    | 2026    | 2027    | 2028    | 2029 | 2030 | 2031 | 2032    | 2033 | 2034    | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|-----------------------------------------------------------------------|----------------|---|-----|-----|----------|------|-------------|----------|------|---------|------|----------|---------|---------|---------|---------|------|------|------|---------|------|---------|------|------|------|------|------|------|------|----------------------------|
| B2010                                                   | 2922677 | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 10             |   | 7   | 3   | 480      | SF   | \$3.90      | \$1,872  |      |         |      | \$1,872  |         |         |         |         |      |      |      |         |      | \$1,872 |      |      |      |      |      |      |      | \$3,744                    |
| B2020                                                   | 2922680 | Window, Aluminum Double-Glazed, up to 15 SF, Replace                  | 30             |   | 25  | 5   | 2        | EA   | \$845.00    | \$1,690  |      |         |      |          | \$1,690 |         |         |         |      |      |      |         |      |         |      |      |      |      |      |      |      | \$1,690                    |
| B2050                                                   | 2922686 | Exterior Door, Steel, Standard, Replace                               | 40             |   | 37  | 3   | 2        | EA   | \$780.00    | \$1,560  |      |         |      | \$1,560  |         |         |         |         |      |      |      |         |      |         |      |      |      |      |      |      |      | \$1,560                    |
| B3010                                                   | 2922682 | Roofing, Asphalt Compound, 20-Year Standard, Replace                  | 20             |   | 15  | 5   | 300      | SF   | \$4.94      | \$1,482  |      |         |      |          | \$1,482 |         |         |         |      |      |      |         |      |         |      |      |      |      |      |      |      | \$1,482                    |
| C1090                                                   | 2922681 | Toilet Partitions, Wood, Replace                                      | 20             |   | 17  | 3   | 3        | EA   | \$650.00    | \$1,950  |      |         |      | \$1,950  |         |         |         |         |      |      |      |         |      |         |      |      |      |      |      |      |      | \$1,950                    |
| C2010                                                   | 2922675 | Wall Finishes, any surface, Prep & Paint                              | 10             |   | 9   | 1   | 360      | SF   | \$1.95      | \$702    |      | \$702   |      |          |         |         |         |         |      |      |      | \$702   |      |         |      |      |      |      |      |      |      | \$1,404                    |
| C2030                                                   | 2922676 | Flooring, any surface, w/ Paint or Sealant, Prep & Paint              | 10             |   | 9   | 1   | 230      | SF   | \$1.95      | \$449    |      | \$449   |      |          |         |         |         |         |      |      |      | \$449   |      |         |      |      |      |      |      |      |      | \$897                      |
| D2010                                                   | 2922683 | Toilet, Commercial Water Closet, Replace                              | 30             |   | 27  | 3   | 3        | EA   | \$1,690.00  | \$5,070  |      |         |      | \$5,070  |         |         |         |         |      |      |      |         |      |         |      |      |      |      |      |      |      | \$5,070                    |
| D2010                                                   | 2922684 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace                     | 30             |   | 27  | 3   | 2        | EA   | \$1,950.00  | \$3,900  |      |         |      | \$3,900  |         |         |         |         |      |      |      |         |      |         |      |      |      |      |      |      |      | \$3,900                    |
| D3020                                                   | 2922685 | Unit Heater, Electric, Replace                                        | 20             |   | 13  | 7   | 2        | EA   | \$1,560.00  | \$3,120  |      |         |      |          |         |         | \$3,120 |         |      |      |      |         |      |         |      |      |      |      |      |      |      | \$3,120                    |
| G4050                                                   | 2922679 | Fixture w/ Lamp, any type, w/ LED Replacement, Replace                | 20             |   | 15  | 5   | 2        | EA   | \$520.00    | \$1,040  |      |         |      |          |         | \$1,040 |         |         |      |      |      |         |      |         |      |      |      |      |      |      |      | \$1,040                    |
| Totals, Unescalated                                     |         |                                                                       |                |   |     |     |          |      |             |          | \$0  | \$1,151 | \$0  | \$14,352 | \$0     | \$4,212 | \$0     | \$3,120 | \$0  | \$0  | \$0  | \$1,151 | \$0  | \$1,872 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$25,857                   |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                       |                |   |     |     |          |      |             |          | \$0  | \$1,185 | \$0  | \$15,683 | \$0     | \$4,883 | \$0     | \$3,837 | \$0  | \$0  | \$0  | \$1,593 | \$0  | \$2,749 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$29,930                   |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

Mt. View Cemetery / Site

| Uniformat Code                                          | ID      | Cost Description                                                                         | Lifespan (EUL) | E | Age | RUL | Quantity | Unit | Unit Cost * | Subtotal    | 2021     | 2022      | 2023 | 2024        | 2025     | 2026 | 2027     | 2028      | 2029 | 2030 | 2031 | 2032     | 2033      | 2034 | 2035 | 2036     | 2037     | 2038 | 2039 | 2040 | 2041     | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|------------------------------------------------------------------------------------------|----------------|---|-----|-----|----------|------|-------------|-------------|----------|-----------|------|-------------|----------|------|----------|-----------|------|------|------|----------|-----------|------|------|----------|----------|------|------|------|----------|----------------------------|
| D2010                                                   | 2922662 | Backflow Preventer, Domestic Water, Replace                                              | 30             |   | 15  | 15  | 2        | EA   | \$8,580.00  | \$17,160    |          |           |      |             |          |      |          |           |      |      |      |          |           |      |      | \$17,160 |          |      |      |      |          | \$17,160                   |
| F3010                                                   | 2922691 | Demolition & Disposal, any Structure/Building, Budgetary (per SF), Demolition & Disposal | 0              |   | 0   | 0   | 1200     | SF   | \$31.20     | \$37,440    | \$37,440 |           |      |             |          |      |          |           |      |      |      |          |           |      |      |          |          |      |      |      |          | \$37,440                   |
| G2020                                                   | 2922660 | Parking Lots, Pavement, Asphalt, Seal & Stripe                                           | 5              |   | 4   | 1   | 16000    | SF   | \$0.59      | \$9,360     |          | \$9,360   |      |             |          |      | \$9,360  |           |      |      |      | \$9,360  |           |      |      |          | \$9,360  |      |      |      |          | \$37,440                   |
| G2020                                                   | 2922612 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                          | 25             |   | 24  | 1   | 35900    | SF   | \$4.55      | \$163,345   |          | \$163,345 |      |             |          |      |          |           |      |      |      |          |           |      |      |          |          |      |      |      |          | \$163,345                  |
| G2020                                                   | 2922615 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                          | 25             |   | 18  | 7   | 67200    | SF   | \$4.55      | \$305,760   |          |           |      |             |          |      |          | \$305,760 |      |      |      |          |           |      |      |          |          |      |      |      |          | \$305,760                  |
| G2030                                                   | 2973800 | Sidewalk, Concrete, Large Areas, Replace                                                 | 50             |   | 50  | 0   | 3500     | SF   | \$11.70     | \$40,950    | \$40,950 |           |      |             |          |      |          |           |      |      |      |          |           |      |      |          |          |      |      |      |          | \$40,950                   |
| G2030                                                   | 2922649 | Sidewalk, Concrete, Large Areas, Replace                                                 | 50             |   | 30  | 20  | 4500     | SF   | \$11.70     | \$52,650    |          |           |      |             |          |      |          |           |      |      |      |          |           |      |      |          |          |      |      |      | \$52,650 | \$52,650                   |
| G2030                                                   | 2973801 | Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Replace                         | 50             |   | 49  | 1   | 400      | LF   | \$54.60     | \$21,840    |          | \$21,840  |      |             |          |      |          |           |      |      |      |          |           |      |      |          |          |      |      |      |          | \$21,840                   |
| G2060                                                   | 2922672 | Decorative Fountains, Circulation Pump, Replace                                          | 15             |   | 8   | 7   | 2        | EA   | \$6,630.00  | \$13,260    |          |           |      |             |          |      |          | \$13,260  |      |      |      |          |           |      |      |          |          |      |      |      |          | \$13,260                   |
| G2060                                                   | 2922659 | Fences & Gates, Fence, Metal Tube 6', Replace                                            | 40             |   | 40  | 0   | 20       | LF   | \$52.00     | \$1,040     | \$1,040  |           |      |             |          |      |          |           |      |      |      |          |           |      |      |          |          |      |      |      |          | \$1,040                    |
| G2060                                                   | 2922637 | Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace                       | 20             |   | 16  | 4   | 2        | EA   | \$6,500.00  | \$13,000    |          |           |      |             | \$13,000 |      |          |           |      |      |      |          |           |      |      |          |          |      |      |      |          | \$13,000                   |
| G2060                                                   | 2922628 | Park Bench, Wood/Composite/Fiberglass, Replace                                           | 20             |   | 8   | 12  | 20       | EA   | \$780.00    | \$15,600    |          |           |      |             |          |      |          |           |      |      |      |          | \$15,600  |      |      |          |          |      |      |      |          | \$15,600                   |
| G2060                                                   | 2922624 | Trash Receptacle, Heavy-Duty Fixed Concrete, Replace                                     | 25             |   | 10  | 15  | 20       | EA   | \$1,820.00  | \$36,400    |          |           |      |             |          |      |          |           |      |      |      |          |           |      |      | \$36,400 |          |      |      |      |          | \$36,400                   |
| G2080                                                   | 2922670 | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install                       | 20             |   | 17  | 3   | 1600000  | SF   | \$1.30      | \$2,080,000 |          |           |      | \$2,080,000 |          |      |          |           |      |      |      |          |           |      |      |          |          |      |      |      |          | \$2,080,000                |
| G2080                                                   | 2922641 | Landscaping, Ground Cover, Repair                                                        | 0              |   | 0   | 0   | 2000     | SF   | \$5.20      | \$10,400    | \$10,400 |           |      |             |          |      |          |           |      |      |      |          |           |      |      |          |          |      |      |      |          | \$10,400                   |
| G4050                                                   | 2922632 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install      | 20             |   | 8   | 12  | 20       | EA   | \$5,460.00  | \$109,200   |          |           |      |             |          |      |          |           |      |      |      |          | \$109,200 |      |      |          |          |      |      |      |          | \$109,200                  |
| Totals, Unescalated                                     |         |                                                                                          |                |   |     |     |          |      |             |             | \$89,830 | \$194,545 | \$0  | \$2,080,000 | \$13,000 | \$0  | \$9,360  | \$319,020 | \$0  | \$0  | \$0  | \$9,360  | \$124,800 | \$0  | \$0  | \$53,560 | \$9,360  | \$0  | \$0  | \$0  | \$52,650 | \$2,955,485                |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                          |                |   |     |     |          |      |             |             | \$89,830 | \$200,381 | \$0  | \$2,272,872 | \$14,632 | \$0  | \$11,176 | \$392,354 | \$0  | \$0  | \$0  | \$12,956 | \$177,935 | \$0  | \$0  | \$83,445 | \$15,020 | \$0  | \$0  | \$0  | \$95,092 | \$3,365,694                |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



**BUREAU  
VERITAS**



Old Canemah Park  
300 3<sup>rd</sup> Avenue  
Oregon City, Oregon 97045

## PREPARED BY:

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
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## BV PROJECT #:

148392.21R000-031.0017

## DATE OF REPORT:

July 15, 2021

## ON SITE DATE:

March 24, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Naturally vegetated habitat                                                                                                                                  |
| Main Address                      | 300 3 <sup>rd</sup> Avenue, Oregon City, Oregon 97045                                                                                                        |
| Site Developed                    | N/A                                                                                                                                                          |
| Lot Size                          | 8.11 acres (estimated)                                                                                                                                       |
| Number of Substantial Buildings   | None                                                                                                                                                         |
| Parking Spaces                    | Open space with no accessible stalls                                                                                                                         |
| Date(s) of Visit                  | March 24, 2021                                                                                                                                               |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565 Phone<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                   |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                   |
| Assessment and Report Prepared By | Rashad Alnial                                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |



## Park Findings and Deficiencies

### Historical Summary

Old Canemah Park is located at 150 3<sup>rd</sup> Avenue, the park is a naturally vegetated habitat with walking trails, picnic areas and a beautiful view of the Willamette river.

### Site & Amenities

Significant alligator cracks and depressions can be found in the asphalt sidewalk and parking areas, there is no accessible parking provided.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |                  |                        |                       |                       |                         |                  |
|------------------------------|------------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                       | Immediate        | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Special Construction & Demo  | -                | -                      | -                     | \$1,091               | -                       | \$1,091          |
| Site Development             | -                | -                      | \$2,633               | \$15,809              | \$8,911                 | \$27,353         |
| Site Pavement                | \$89,375         | -                      | \$111,181             | -                     | -                       | \$200,556        |
| Accessibility                | \$15,600         | -                      | -                     | -                     | -                       | \$15,600         |
| <b>TOTALS</b>                | <b>\$105,000</b> | <b>-</b>               | <b>\$113,900</b>      | <b>\$16,900</b>       | <b>\$9,000</b>          | <b>\$244,800</b> |

## Immediate Needs

| Facility/Building | Total Items | Total Cost       |
|-------------------|-------------|------------------|
| Old Canemah Park  | 2           | \$105,000        |
| <b>Total</b>      | <b>2</b>    | <b>\$105,000</b> |

### Old Canemah Park

| ID                     | Location         | Location Description | UF Code | Description                                                | Condition | Plan Type             | Cost             |
|------------------------|------------------|----------------------|---------|------------------------------------------------------------|-----------|-----------------------|------------------|
| 2946891                | Old Canemah Park | Parking              | Y1010   | ADA Parking, Designated Stall, Regraded & Leveled, Install | NA        | Accessibility         | \$15,600         |
| 2946861                | Old Canemah Park | Parking Area         | G2020   | Parking Lots, Pavement, Asphalt, Path and Overlay          | Poor      | Performance/Integrity | \$89,400         |
| <b>Total (2 items)</b> |                  |                      |         |                                                            |           |                       | <b>\$105,000</b> |

## Key Findings



### Parking Lots in Poor condition.

Pavement, Asphalt  
Old Canemah Park Parking Area

Uniformat Code: G2021  
Recommendation: **Path and Overlay in 2021**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$89,400

\$\$\$\$

Many asphalt patches are showing signs of depression and alligator cracking. - AssetCALC ID: 2946861

### ADA Parking

Designated Stall, Regraded and Leveled  
Old Canemah Park Parking

Uniformat Code: Y1011  
Recommendation: **Install in 2021**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,600

\$\$\$\$

No ADA accessible stall is provided in parking lot. - AssetCALC ID: 2946891

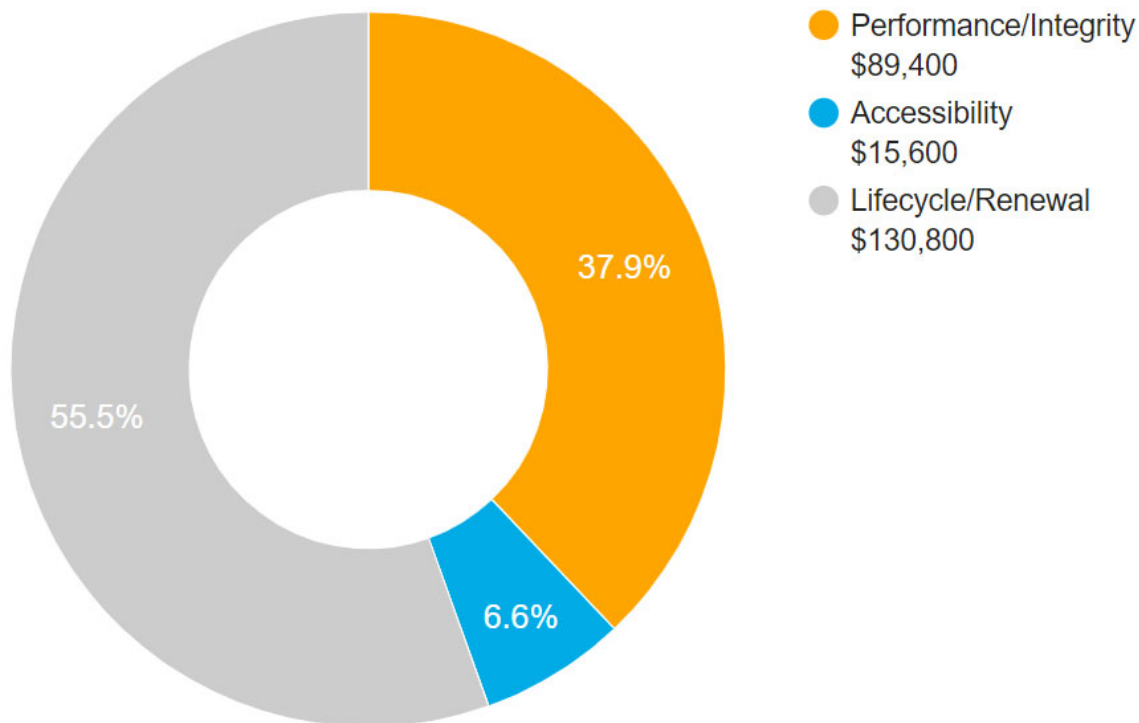
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

### Plan Type Descriptions

|                              |                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| <b>Environmental</b>         | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |
| <b>Retrofit/Adaptation</b>   | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$235,800

## 2. General Park Summary



| General Site Information     |                                                                                                                                                                                                       |          |           |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
| Asset                        | Description                                                                                                                                                                                           | Quantity | Condition |
| Signage                      | Property Sign                                                                                                                                                                                         | 1 EA     | Good      |
| Trash Receptacle             | Heavy-Duty Fixed Concrete                                                                                                                                                                             | 1 EA     | Fair      |
| Landscaping and Topography   | Heavy landscaping features<br>Irrigation not present<br>Severe site slopes throughout the park                                                                                                        |          | Fair      |
| On-Site Vehicular Paving     | Asphalt parking open area                                                                                                                                                                             |          | Poor      |
| Pedestrian paving and Trails | asphalt pathways                                                                                                                                                                                      |          | Poor      |
| On-Site Amenities            | Wood fencing                                                                                                                                                                                          |          | Fair      |
| Ancillary Buildings          | Shelter                                                                                                                                                                                               |          | Fair      |
| Accessibility                | Potential moderate/major issues have been identified associated with the general site areas and a detailed accessibility study is recommended.                                                        |          |           |
| Key Issues and Findings      | Severe alligator cracking and depression found in the side-walk asphalt pavement. No ADA accessible stall is provided. Metal pole needs to be removed at the entrance to make the pathway accessible. |          |           |



### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.



Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Old Canemah Park, 300 3<sup>rd</sup> Avenue, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Rashad Alnial,  
Project Manager

**Reviewed by:**



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|   |               |
|---|---------------|
| 1 | PROPERTY SIGN |
|---|---------------|



|   |                      |
|---|----------------------|
| 2 | OVERVIEW OF ENTRANCE |
|---|----------------------|



|   |       |
|---|-------|
| 3 | TRAIL |
|---|-------|



|   |       |
|---|-------|
| 4 | TRAIL |
|---|-------|



|   |      |
|---|------|
| 5 | SHED |
|---|------|



|   |                  |
|---|------------------|
| 6 | ASPHALT SIDEWALK |
|---|------------------|





|  <p><b>BUREAU<br/>VERITAS</b></p> | Project Number        | Project Name     |  <p>N</p> |
|----------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|------------------------------------------------------------------------------------------------|
|                                                                                                                      | 148392.21R000-031.017 | Old Canemah Park |                                                                                                |
|                                                                                                                      | Source                | On-Site Date     |                                                                                                |
|                                                                                                                      | Orcity.org            | March 24, 2021   |                                                                                                |

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THE PRE-SURVEY QUESTIONNAIRE WAS  
NOT RETURNED TO BV

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## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** Old Canemah Park

**BV Project Number:** 148392.21R000-031.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| <b>1</b> | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✕  |    |          |
| <b>2</b> | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✕  |          |
| <b>3</b> | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     |    | ✕  |          |

## Abbreviated Accessibility Checklist

## Parking



| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does the required number of standard ADA designated spaces appear to be provided ?          |     |    | ×  |          |
| 2        | Does the required number of van-accessible designated spaces appear to be provided ?        |     |    | ×  |          |
| 3        | Are accessible spaces on the shortest accessible route to an accessible building entrance ? |     |    | ×  |          |
| 4        | Does parking signage include the International Symbol of Accessibility ?                    |     |    | ×  |          |
| 5        | Does each accessible space have an adjacent access aisle ?                                  |     |    | ×  |          |
| 6        | Do parking spaces and access aisles appear to be relatively level and without obstruction ? |     |    | ×  |          |

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

| Question |                                                                                                                                                                            | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?                                       | ✗   |    |    |          |
| 2        | Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ? | ✗   |    |    |          |
| 3        | Are curb ramps present at transitions through raised curbs on all accessible routes?                                                                                       | ✗   |    |    |          |
| 4        | Do curb ramps appear to have compliant slopes for all components ?                                                                                                         | ✗   |    |    |          |
| 5        | Do ramp runs on an accessible route appear to have compliant slopes ?                                                                                                      |     |    | ✗  |          |
| 6        | Do ramp runs on an accessible route appear to have a compliant rise and width ?                                                                                            |     |    | ✗  |          |

|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |

# Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

| Question |                                                                                                     | Yes | No | NA | Comments |
|----------|-----------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do a sufficient number of accessible entrances appear to be provided ?                              |     |    | ✗  |          |
| 2        | If the main entrance is not accessible, is an alternate accessible entrance provided?               |     |    | ✗  |          |
| 3        | Is signage provided indicating the location of alternate accessible entrances ?                     |     |    | ✗  |          |
| 4        | Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ? |     |    | ✗  |          |
| 5        | Do doors at accessible entrances appear to have compliant hardware ?                                |     |    | ✗  |          |
| 6        | Do doors at accessible entrances appear to have a compliant clear opening width ?                   |     |    | ✗  |          |



|   |                                                                                                       |  |  |   |  |
|---|-------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ? |  |  | × |  |
| 8 | Do thresholds at accessible entrances appear to have a compliant height ?                             |  |  | × |  |

## Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

| Question |                                                                                        | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does an accessible route appear to connect all public areas inside the building ?      |     |    | ✗  |          |
| 2        | Do accessible routes appear free of obstructions and/or protruding objects ?           |     |    | ✗  |          |
| 3        | Do ramps on accessible routes appear to have compliant slopes ?                        |     |    | ✗  |          |
| 4        | Do ramp runs on an accessible route appear to have a compliant rise and width ?        |     |    | ✗  |          |
| 5        | Do ramps on accessible routes appear to have compliant end and intermediate landings ? |     |    | ✗  |          |
| 6        | Do ramps on accessible routes appear to have compliant handrails ?                     |     |    | ✗  |          |

|    |                                                                                                                       |  |  |   |  |
|----|-----------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7  | Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ? |  |  | X |  |
| 8  | Do public transaction areas have an accessible, lowered service counter section ?                                     |  |  | X |  |
| 9  | Do public telephones appear mounted with an accessible height and location ?                                          |  |  | X |  |
| 10 | Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?             |  |  | X |  |
| 11 | Do doors at interior accessible routes appear to have compliant hardware ?                                            |  |  | X |  |
| 12 | Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?  |  |  | X |  |
| 13 | Do doors on interior accessible routes appear to have a compliant clear opening width ?                               |  |  | X |  |

## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |



## Abbreviated Accessibility Checklist

## Public Restrooms

NA

NA

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?         |     |    | ×  |          |
| 2        | Does the lavatory appear to be mounted at a compliant height and with compliant knee area ? |     |    | ×  |          |
| 3        | Does the lavatory faucet have compliant handles ?                                           |     |    | ×  |          |
| 4        | Is the plumbing piping under lavatories configured to protect against contact ?             |     |    | ×  |          |
| 5        | Are grab bars provided at compliant locations around the toilet ?                           |     |    | ×  |          |
| 6        | Do toilet stall doors appear to provide the minimum compliant clear width ?                 |     |    | ×  |          |

|   |                                                                                                                                                                        |  |  |   |  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do toilet stalls appear to provide the minimum compliant clear floor area ?                                                                                            |  |  | × |  |
| 8 | Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ? |  |  | × |  |
| 9 | Do accessories and mirrors appear to be mounted at a compliant height ?                                                                                                |  |  | × |  |

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

| Question |                                                                                                         | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ? |     |    | ✗  |          |
| 2        | Are the appliances centered for a parallel or forward approach with adequate clear floor space ?        |     |    | ✗  |          |
| 3        | Is there an accessible countertop/preparation space of proper width and height ?                        |     |    | ✗  |          |
| 4        | Is there an accessible sink space of proper width and height ?                                          |     |    | ✗  |          |
| 5        | Does the sink faucet have compliant handles ?                                                           |     |    | ✗  |          |
| 6        | Is the plumbing piping under the sink configured to protect against contact ?                           |     |    | ✗  |          |

|   |                                                                                                                     |  |  |   |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  | × |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools

NA

NA

| Question |                                                                         | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is there an accessible route to the play area / s?                      |     |    | ✗  |          |
| 2        | Has the play area been reviewed for accessibility ?                     |     |    | ✗  |          |
| 3        | Are publicly accessible swimming pools equipped with an entrance lift ? |     |    | ✗  |          |



| UF L3 Code                   | Location       | Condition | Asset/Component/Repair                                           | Quantity  | RUL | ID      |
|------------------------------|----------------|-----------|------------------------------------------------------------------|-----------|-----|---------|
| Special Construction & Demo  |                |           |                                                                  |           |     |         |
| F1020                        | Site           | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal | 25 SF     | 10  | 2946855 |
| Pedestrian Plazas & Walkways |                |           |                                                                  |           |     |         |
| G2020                        | Parking Area   | Poor      | Parking Lots, Pavement, Asphalt, Path and Overlay                | 12,500 SF | 0   | 2946861 |
| G2030                        | Walking Trails | Fair      | Sidewalk, Asphalt                                                | 11,250 SF | 5   | 2946858 |
| Sitework                     |                |           |                                                                  |           |     |         |
| G2060                        | Site           | Fair      | Park Bench, Wood/Composite/Fiberglass                            | 3         | 4   | 2946859 |
| G2060                        | Site           | Fair      | Fences & Gates, Fence, Wood Board 4'                             | 400 LF    | 8   | 2946860 |
| G2060                        | Front entrance | Good      | Signage, Property, Monument                                      | 1         | 15  | 2946887 |
| G2060                        | Site           | Fair      | Trash Receptacle, Heavy-Duty Fixed Concrete                      | 1         | 15  | 2946856 |
| Accessibility                |                |           |                                                                  |           |     |         |
| Y1010                        | Parking        | NA        | ADA Parking, Designated Stall, Regraded & Leveled, Install       | 1         | 0   | 2946891 |

|                                                                                                                                                                                |                  |                                                                           |                |      |         |           |      |                      |          |           |         |      |      |         |           |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      |                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------------|----------------|------|---------|-----------|------|----------------------|----------|-----------|---------|------|------|---------|-----------|---------|----------|----------|------|---------|------|--------------------------|------|---------|---------|------|------|------|------|------|----------------------------|
| Replacement Reserves Report                                                                                                                                                    |                  |                                                                           |                |      |         |           |      |                      |          |           |         |      |      |         |           |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      |                            |
| Old Canemah Park                                                                                                                                                               |                  |                                                                           |                |      |         |           |      |                      |          |           |         |      |      |         |           |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      |                            |
| 7/15/2021                                                                                                                                                                      |                  |                                                                           |                |      |         |           |      |                      |          |           |         |      |      |         |           |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      |                            |
|                                                                                                                                                                                |                  |                                                                           |                |      |         |           |      |                      |          |           |         |      |      |         |           |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      |                            |
| Location                                                                                                                                                                       | 2021             | 2022                                                                      | 2023           | 2024 | 2025    | 2026      | 2027 | 2028                 | 2029     | 2030      | 2031    | 2032 | 2033 | 2034    | 2035      | 2036    | 2037     | 2038     | 2039 | 2040    | 2041 | Total Escalated Estimate |      |         |         |      |      |      |      |      |                            |
| Old Canemah Park                                                                                                                                                               | \$104,975        | \$0                                                                       | \$0            | \$0  | \$2,634 | \$111,182 | \$0  | \$0                  | \$15,809 | \$0       | \$1,092 | \$0  | \$0  | \$0     | \$0       | \$8,912 | \$0      | \$0      | \$0  | \$0     | \$0  | \$244,603                |      |         |         |      |      |      |      |      |                            |
| Grand Total                                                                                                                                                                    | \$104,975        | \$0                                                                       | \$0            | \$0  | \$2,634 | \$111,182 | \$0  | \$0                  | \$15,809 | \$0       | \$1,092 | \$0  | \$0  | \$0     | \$0       | \$8,912 | \$0      | \$0      | \$0  | \$0     | \$0  | \$244,603                |      |         |         |      |      |      |      |      |                            |
|                                                                                                                                                                                |                  |                                                                           |                |      |         |           |      |                      |          |           |         |      |      |         |           |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      |                            |
| Uniformat CodeID                                                                                                                                                               | Cost Description |                                                                           | Lifespan (EUL) | EAge | RUL     | Quantity  | Unit | Unit Cost * Subtotal |          | 2021      | 2022    | 2023 | 2024 | 2025    | 2026      | 2027    | 2028     | 2029     | 2030 | 2031    | 2032 | 2033                     | 2034 | 2035    | 2036    | 2037 | 2038 | 2039 | 2040 | 2041 | Deficiency Repair Estimate |
| F1020                                                                                                                                                                          | 2946855          | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace | 30             | 20   | 10      | 25        | SF   | \$32.50              | \$813    |           |         |      |      |         |           |         |          |          |      | \$813   |      |                          |      |         |         |      |      |      |      |      | \$813                      |
| G2020                                                                                                                                                                          | 2946861          | Parking Lots, Pavement, Asphalt, Path and Overlay                         | 0              | 24   | 0       | 12500     | SF   | \$7.15               | \$89,375 | \$89,375  |         |      |      |         |           |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      | \$89,375                   |
| G2030                                                                                                                                                                          | 2946858          | Sidewalk, Asphalt, Replace                                                | 25             | 20   | 5       | 11250     | SF   | \$8.53               | \$95,906 |           |         |      |      |         | \$95,906  |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      | \$95,906                   |
| G2060                                                                                                                                                                          | 2946859          | Park Bench, Wood/Composite/Fiberglass, Replace                            | 20             | 16   | 4       | 3         | EA   | \$780.00             | \$2,340  |           |         |      |      | \$2,340 |           |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      | \$2,340                    |
| G2060                                                                                                                                                                          | 2946860          | Fences & Gates, Fence, Wood Board 4', Replace                             | 20             | 12   | 8       | 400       | LF   | \$31.20              | \$12,480 |           |         |      |      |         |           |         | \$12,480 |          |      |         |      |                          |      |         |         |      |      |      |      |      | \$12,480                   |
| G2060                                                                                                                                                                          | 2946856          | Trash Receptacle, Heavy-Duty Fixed Concrete, Replace                      | 25             | 10   | 15      | 1         | EA   | \$1,820.00           | \$1,820  |           |         |      |      |         |           |         |          |          |      |         |      |                          |      | \$1,820 |         |      |      |      |      |      | \$1,820                    |
| G2060                                                                                                                                                                          | 2946887          | Signage, Property, Monument, Replace                                      | 20             | 5    | 15      | 1         | EA   | \$3,900.00           | \$3,900  |           |         |      |      |         |           |         |          |          |      |         |      |                          |      | \$3,900 |         |      |      |      |      |      | \$3,900                    |
| Y1010                                                                                                                                                                          | 2946891          | ADA Parking, Designated Stall, Regraded & Leveled, Install                | 0              | 0    | 0       | 1         | EA   | \$15,600.00          | \$15,600 | \$15,600  |         |      |      |         |           |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      | \$15,600                   |
| Totals, Unescalated                                                                                                                                                            |                  |                                                                           |                |      |         |           |      |                      |          | \$104,975 | \$0     | \$0  | \$0  | \$2,340 | \$95,906  | \$0     | \$0      | \$12,480 | \$0  | \$813   | \$0  | \$0                      | \$0  | \$0     | \$5,720 | \$0  | \$0  | \$0  | \$0  | \$0  | \$222,234                  |
| Totals, Escalated (3.0% inflation, compounded annually)                                                                                                                        |                  |                                                                           |                |      |         |           |      |                      |          | \$104,975 | \$0     | \$0  | \$0  | \$2,634 | \$111,182 | \$0     | \$0      | \$15,809 | \$0  | \$1,092 | \$0  | \$0                      | \$0  | \$0     | \$8,912 | \$0  | \$0  | \$0  | \$0  | \$0  | \$244,603                  |
|                                                                                                                                                                                |                  |                                                                           |                |      |         |           |      |                      |          |           |         |      |      |         |           |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      |                            |
| * Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost. |                  |                                                                           |                |      |         |           |      |                      |          |           |         |      |      |         |           |         |          |          |      |         |      |                          |      |         |         |      |      |      |      |      |                            |

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Park Place Park  
16180 Front Avenue  
Oregon City, Oregon 97045

## PREPARED BY:

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

## BV CONTACT:

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Program Manager  
800.733.0660 x6554  
[Jim.cave@bvna.com](mailto:Jim.cave@bvna.com)

## BV PROJECT #:

148392.21R000-032.017

## DATE OF REPORT:

July 16, 2021

## ON SITE DATE:

March 16, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community park                                                                                                                                              |
| Main Address                      | 16180 Front Avenue, Oregon City, Oregon 97045                                                                                                               |
| Site Developed                    | 1996<br>Playground renovated 2020                                                                                                                           |
| Lot Size                          | 6.3 acres (estimated)                                                                                                                                       |
| Number of Substantial Buildings   | One                                                                                                                                                         |
| Parking Spaces                    | 11 total spaces all in open lots; One of which is accessible.                                                                                               |
| Date(s) of Visit                  | March 16, 2021                                                                                                                                              |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                        |
| On-site Point of Contact (POC)    | Jon Waverly,<br>Facilities Maintenance Specialist<br>503.519.0377<br><a href="mailto:jwaverly@orccity.org">jwaverly@orccity.org</a>                         |
| Assessment and Report Prepared By | Konnye Zavala                                                                                                                                               |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.cave@bvna.com">Jim.cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                    |

## Park Findings and Deficiencies

### Historical Summary

The site was originally constructed in 1996. There were renovations made in 2020 which included the playground and installation of the play surface area.

### Architectural

The restroom building is made of CMU block. The exterior doors and windows are in fair condition and are made of steel and aluminum, respectively. The interior flooring is made of ceramic tile and coated floors. The ceiling is made of wood and has two skylights per restroom side. The interior walls for the restroom building are made of ceramic tiles and painted surfaces. There is a major issue on the right side of the restroom building with the gutter and downspouts, it is in failed condition and it is recommended to repair immediately.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

There is no main HVAC for the restroom building besides exhaust fans. There is a main distribution panel for the restroom building. There is an electric water heater in fair condition that provides service to the restroom building. The toilet, sink, and urinals are in fair condition. There is a drinking fountain for public use found in the front of the restroom building.

### Site and Amenities

There is no ADA access to the playgrounds, the asphalt trail needs to be cut and repatched. There are park benches, trash receptacles, and bike racks. There is a major crack in the concrete stairs located at the left side of the park. There is a public restroom located at the rear of the park. Lighting is LED and adequate for the park.

### Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.



The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Immediate Needs

| Facility/Building | Total Items | Total Cost      |
|-------------------|-------------|-----------------|
| Park Place Park   | 3           | \$18,200        |
| Restroom Building | 1           | \$600           |
| <b>Total</b>      | <b>4</b>    | <b>\$18,800</b> |

### Park Place Park

| ID                     | Location        | Location Description | UF Code | Description                                                                | Condition | Plan Type             | Cost            |
|------------------------|-----------------|----------------------|---------|----------------------------------------------------------------------------|-----------|-----------------------|-----------------|
| 2937741                | Park Place Park |                      | Y1090   | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | NA        | Accessibility         | \$9,800         |
| 2938928                | Park Place Park |                      | D2010   | Backflow Preventer, Domestic Water, 2 IN, Replace                          | NA        | Performance/Integrity | \$4,200         |
| 2938927                | Park Place Park | Irrigation           | D2010   | Backflow Preventer, Domestic Water, 2 IN, Replace                          | NA        | Performance/Integrity | \$4,200         |
| <b>Total (3 items)</b> |                 |                      |         |                                                                            |           |                       | <b>\$18,200</b> |

### Restroom Building

| ID                     | Location                            | Location Description | UF Code | Description                                                             | Condition | Plan Type             | Cost         |
|------------------------|-------------------------------------|----------------------|---------|-------------------------------------------------------------------------|-----------|-----------------------|--------------|
| 2929996                | Park Place Park / Restroom Building | Restrooms            | B3020   | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace | Poor      | Performance/Integrity | \$600        |
| <b>Total (1 items)</b> |                                     |                      |         |                                                                         |           |                       | <b>\$600</b> |

## Key Findings

**Storm Drainage Components in Poor condition.**

Commercial  
Park Place Park Field

Uniformat Code: G3034  
Recommendation: **Install in 2023**

Priority Score: **86.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$13,000

\$\$\$\$

POC reports that field unusable during periods of rain and drainage improvements required - AssetCALC ID: 3144911

**Sidewalk in Poor condition.**

Asphalt  
Park Place Park Walking Trail

Uniformat Code: G2031  
Recommendation: **Replace in 2023**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$28,600

\$\$\$\$

Severe alligator Cracking throughout trail. Recommended to replace. - AssetCALC ID: 2929994

**Backflow Preventer**

Domestic Water, 2 IN  
Park Place Park Irrigation

Uniformat Code: D2014  
Recommendation: **Replace in 2021**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,200

\$\$\$\$

Irrigation backflow is recommended to be replaced. - AssetCALC ID: 2938927

**Backflow Preventer**

Domestic Water, 2 IN  
Park Place Park

Uniformat Code: D2014  
Recommendation: **Replace in 2021**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,200

\$\$\$\$

Backflow is recommended to be replaced - AssetCALC ID: 2938928

**Roof Appurtenances in Poor condition.**

Gutters and Downspouts, Aluminum with Fittings  
Restroom Building Park Place Park Restrooms

Uniformat Code: B3027  
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

Gutters are falling off on the front to right side of the building. - AssetCALC ID: 2929996

**Stairs in Poor condition.**

Concrete, Exterior  
Park Place Park Site

Uniformat Code: B1081  
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,100

\$\$\$\$

There is cracking on the left side. - AssetCALC ID: 2929963

**ADA Miscellaneous**

Level III Study, Includes Measurements  
Park Place Park

Uniformat Code: Y1091  
Recommendation: **Evaluate/Report in 2021**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$9,800

\$\$\$\$

Recommended to do a study for pathway throughout the park. - AssetCALC ID: 2937741

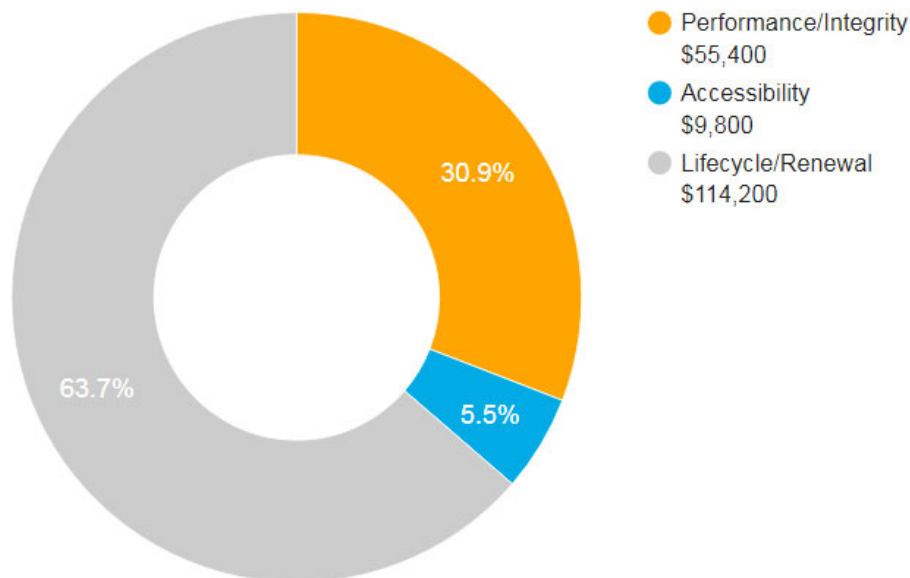
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

### Plan Type Descriptions

|                              |                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| <b>Environmental</b>         | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |
| <b>Retrofit/Adaptation</b>   | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$179,400

## 2. Restroom Building



### Restroom Building: Systems Summary

|                       |                                                                                                                         |           |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------|-----------|
| Address               | 16180 Front Ave                                                                                                         |           |
| Constructed/Renovated | 1996                                                                                                                    |           |
| Building Size         | 750 SF                                                                                                                  |           |
| Number of Stories     | One                                                                                                                     |           |
| System                | Description                                                                                                             | Condition |
| Structure             | Steel frame with concrete-topped metal decks                                                                            | Fair      |
| Façade                | Painted CMU with aluminum windows                                                                                       | Fair      |
| Roof                  | Primary: Gable construction with metal finish                                                                           | Fair      |
| Interiors             | Walls: Painted gypsum board, ceramic tile<br>Floors: Ceramic tile, Unfinished<br>Ceilings: Wood panel                   | Fair      |
| Elevators             | None                                                                                                                    | --        |
| Plumbing              | Copper supply and cast-iron waste and venting<br>Electric water heaters<br>Toilets, urinals, and sinks in all restrooms | Fair      |



### Restroom Building: Systems Summary

|                                |                                                                                                    |      |
|--------------------------------|----------------------------------------------------------------------------------------------------|------|
| <b>HVAC</b>                    | N/A                                                                                                | --   |
| <b>Fire Suppression</b>        | N/A                                                                                                | --   |
| <b>Electrical</b>              | Source and Distribution: Main panel with copper wiring<br>Interior Lighting: T-8<br>Emergency: N/A | Fair |
| <b>Fire Alarm</b>              | N/A                                                                                                | --   |
| <b>Equipment/Special</b>       | None                                                                                               | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building.                   |      |
| <b>Key Issues and Findings</b> | The gutters are in failed condition and it is recommended to be replaced immediately.              |      |

### Restroom Building: Systems Expenditure Forecast

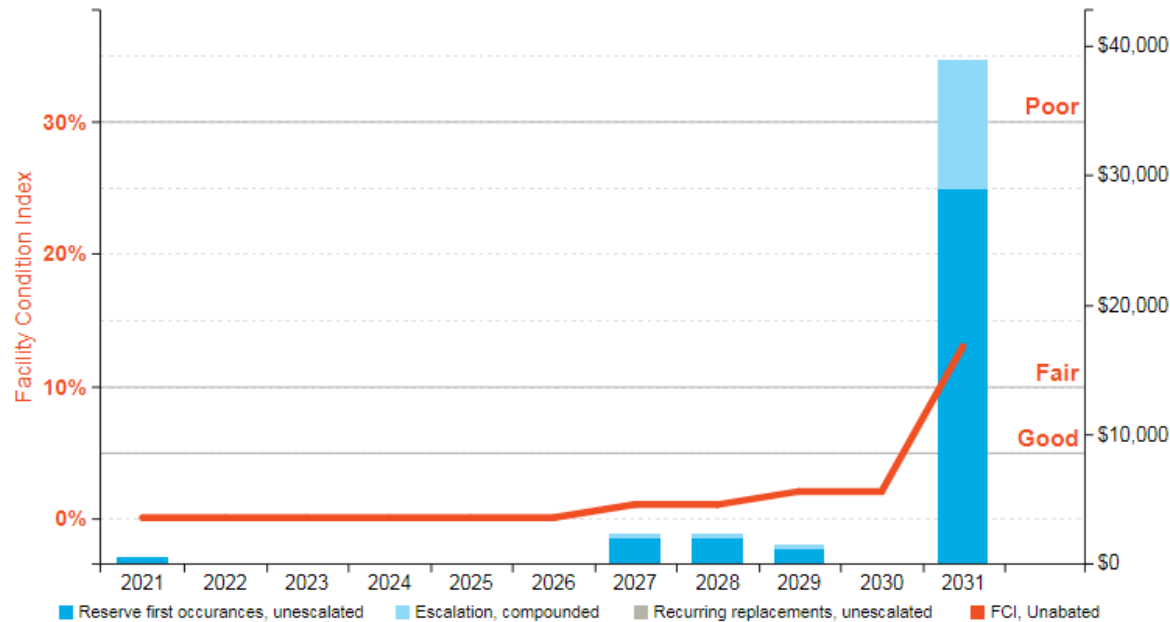
| System         | Immediate    | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|----------------|--------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade         | -            | -                      | -                     | -                     | \$68,298                | \$68,298         |
| Roofing        | \$585        | -                      | -                     | \$20,440              | \$11,587                | \$32,612         |
| Interiors      | -            | -                      | -                     | \$9,575               | \$65,346                | \$74,921         |
| Plumbing       | -            | -                      | -                     | \$3,880               | \$30,634                | \$34,514         |
| HVAC           | -            | -                      | -                     | \$799                 | -                       | \$799            |
| Electrical     | -            | -                      | -                     | \$9,783               | \$4,050                 | \$13,833         |
| Site Utilities | -            | -                      | -                     | \$2,096               | -                       | \$2,096          |
| <b>TOTALS</b>  | <b>\$600</b> | <b>-</b>               | <b>-</b>              | <b>\$46,600</b>       | <b>\$180,000</b>        | <b>\$227,200</b> |

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Restroom Building: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Park Place Park Restroom Building

⚠ Replacement Value: \$ 360,000; Inflation rate: 3.0%



### 3. Park Place Park



#### General Site Information

| <i>Asset</i>             | <i>Description</i>           | <i>Quantity</i> | <i>Condition</i> |
|--------------------------|------------------------------|-----------------|------------------|
| <b>Stairs</b>            | Concrete                     | 30 SF           | Poor             |
| <b>Parking Lot</b>       | Pavement                     | 3500 SF         | Fair             |
| <b>Trail</b>             | Asphalt                      | 4000 SF         | Poor             |
| <b>Playfield Surface</b> | Chips Wood                   | 1500 SF         | Good             |
| <b>Play Structure</b>    | Multipurpose, large          | 1 EA            | Good             |
| <b>Play Structure</b>    | Multipurpose, large          | 1 EA            | Good             |
| <b>Trash Receptacle</b>  | Medium-Duty Metal or Precast | 1 EA            | Fair             |
| <b>Park Bench</b>        | Wood/composite/fiberglass    | 2 EA            | Fair             |
| <b>Bike Rack</b>         | Fixed 6-10 Bikes             | 1 EA            | Fair             |

| General Site Information            |                                                                                              |      |      |
|-------------------------------------|----------------------------------------------------------------------------------------------|------|------|
| <b>Signage</b>                      | Building or Pole Mounted                                                                     | 1 EA | Fair |
| <b>Pole Light Fixture</b>           | LED replacement                                                                              | 3 EA | Fair |
| <b>ADA Miscellaneous</b>            | Level 3 Study                                                                                | 1 EA | N/A  |
| <b>Landscaping and Topography</b>   | Limited landscaping features<br>Irrigation present<br>Low to moderate site slopes throughout |      | Poor |
| <b>On-Site Vehicular Paving</b>     | Asphalt parking areas and drive lanes                                                        |      | Fair |
| <b>Pedestrian paving and Trails</b> | asphalt pathways                                                                             |      | Poor |
| <b>On-Site Amenities</b>            | Playgrounds, park benches ad bike racks.                                                     |      | Fair |
| <b>Ancillary Buildings</b>          | N/A                                                                                          |      |      |
| <b>Fields and Lots</b>              | Wood chip play surface, two large play structures                                            |      |      |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings                                   |      |      |
| <b>Accessibility</b>                | Presently it does not appear an accessibility study is needed for the general site areas.    |      |      |
| <b>Key Issues and Findings</b>      | Severe alligator cracking and potholes, significant sidewalk trip hazards                    |      |      |

### Systems Expenditure Forecast

| System         | Immediate    | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
|----------------|--------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| Facade         | -            | -                      | -                     | -                     | \$68,298                | \$68,298         |
| Roofing        | \$585        | -                      | -                     | \$20,440              | \$11,587                | \$32,612         |
| Interiors      | -            | -                      | -                     | \$8,879               | \$64,410                | \$73,289         |
| Plumbing       | -            | -                      | -                     | \$3,880               | \$30,634                | \$34,514         |
| Electrical     | -            | -                      | -                     | \$9,783               | \$4,050                 | \$13,833         |
| Site Utilities | -            | -                      | -                     | \$2,096               | -                       | \$2,096          |
| <b>TOTALS</b>  | <b>\$600</b> | <b>-</b>               | <b>-</b>              | <b>\$45,100</b>       | <b>\$179,000</b>        | <b>\$224,700</b> |



## 4. Property Space Use and Observed Areas

### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 5. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e., city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities.
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

The park was originally constructed in 1996 and substantially renovated in 2020.

The following table summarizes the accessibility conditions of the general site and at each major building within the park:

| Park: Accessibility Summary |                          |                          |                                    |
|-----------------------------|--------------------------|--------------------------|------------------------------------|
| Facility                    | Year Built/<br>Renovated | Prior Study<br>Provided? | Major/Moderate<br>Issues Observed? |
| Restroom Building           | 1996                     | No                       | No                                 |
| General Park                | 1996 / 2020              | No                       | Yes                                |

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings and/or amenities identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 6. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                              |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                       |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.



## 7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall and Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning systems or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 8. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Park Place Park, 16180 Front Avenue, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Konnye Zavala,  
Project Manager

**Reviewed by:**



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1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



5

RESTROOM BUILDING FRONT



6

RESTROOM BUILDING LEFT





7

RESTROOM BUILDING REAR



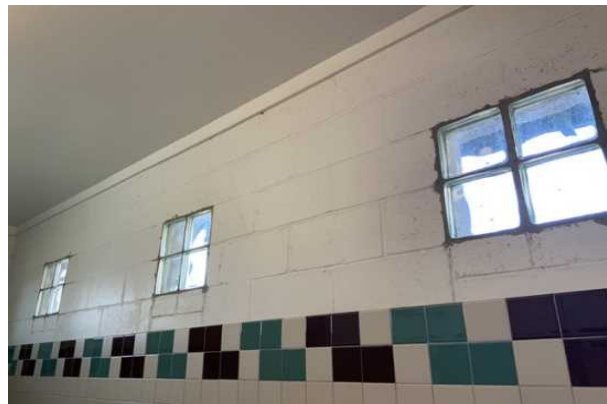
8

RESTROOM BUILDING RIGHT



9

STAIRS, CONCRETE



10

WINDOW, ALUMINUM DOUBLE-GLAZED



11

EXTERIOR DOOR, STEEL



12

WATER HEATER, ELECTRIC





13

URINAL



14

TOILET



15

DISTRIBUTION PANEL



16

PARKING LOT, PAVEMENT



17

PARKING LOT, PAVEMENT



18

TRAIL SURFACE, ASPHALT



19

PLAY STRUCTURE



20

PLAY STRUCTURE



21

PARK BENCH



22

BIKE RACK



23

GUTTERS



24

RESTROOM OVERVIEW





| <br><b>BUREAU</b><br><b>VERITAS</b> | Project Number        | Project Name    |  |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------|---------------------------------------------------------------------------------------|
|                                                                                                                        | 148392.21R000-032.017 | Park Place Park |                                                                                       |
|                                                                                                                        | Source                | On-Site Date    |                                                                                       |
|                                                                                                                        | Google                | March 16, 2021  |                                                                                       |

# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Park Place Park  
**Name of person completing form:** Jon Waverly  
**Title / Association w/ property:** Facilities Maintenance Manager  
**Length of time associated w/ property:** 25  
**Date Completed:** 3/16/2021  
**Phone Number:** 503.519.0377  
**Method of Completion:** INTERVIEW - verbally completed during interview

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

| Data Overview |                                                                                                        | Response            |                   |                   |
|---------------|--------------------------------------------------------------------------------------------------------|---------------------|-------------------|-------------------|
| 1             | Year(s) constructed                                                                                    | Constructed<br>1996 | Renovated<br>2020 |                   |
| 2             | Building size in SF                                                                                    | SF                  |                   |                   |
| 3             | Major Renovation/Rehabilitation                                                                        |                     | Year              | Additional Detail |
|               |                                                                                                        | Facade              |                   |                   |
|               |                                                                                                        | Roof                |                   |                   |
|               |                                                                                                        | Interiors           |                   |                   |
|               |                                                                                                        | HVAC                |                   |                   |
|               |                                                                                                        | Electrical          |                   |                   |
|               |                                                                                                        | Site Pavement       |                   |                   |
|               |                                                                                                        | Accessibility       |                   |                   |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         |                     |                   |                   |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? |                     |                   |                   |
| 6             | Describe any on-going extremely problematic, historically chronic, or immediate facility needs.        |                     |                   |                   |

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Item 9b.

| Question |                                                                                                                                            | Response |    |     |    | Comments |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------|----------|----|-----|----|----------|
|          |                                                                                                                                            | Yes      | No | Unk | NA |          |
| 7        | Are there any problems with foundations or structures, like excessive settlement?                                                          |          | ✗  |     |    |          |
| 8        | Are there any wall, window, basement or roof leaks?                                                                                        |          | ✗  |     |    |          |
| 9        | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?             |          | ✗  |     |    |          |
| 10       | Are your elevators unreliable, with frequent service calls?                                                                                |          |    |     | ✗  |          |
| 11       | Are there any plumbing leaks, water pressure, or clogging/backup problems?                                                                 |          | ✗  |     |    |          |
| 12       | Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?                                            |          |    |     | ✗  |          |
| 13       | Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?                                       |          |    |     | ✗  |          |
| 14       | Is the electrical service outdated, undersized, or otherwise problematic?                                                                  |          | ✗  |     |    |          |
| 15       | Are there any problems or inadequacies with exterior lighting?                                                                             |          | ✗  |     |    |          |
| 16       | Is site/parking drainage inadequate, with excessive ponding or other problems?                                                             |          | ✗  |     |    |          |
| 17       | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above? |          | ✗  |     |    |          |
| 18       | ADA: Has an accessibility study been performed at the site? If so, when?                                                                   |          | ✗  |     |    |          |
| 19       | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?                                      |          | ✗  |     |    |          |
| 20       | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?                                     |          | ✗  |     |    |          |

Konnye Zawal

Signature of Assessor

Signature of POC



## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Park Place Park

**BV Project Number:** 148392.21R000-032.017

### Facility History & Interview

|   | Question                                                                                               | Yes | No | NA | Comments |
|---|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1 | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✗  |    |          |
| 2 | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     | ✗  |    |          |
| 3 | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | ✗  |    |          |

### Park Place Park: Accessibility Issues

| Category                                | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None* |
|-----------------------------------------|-----------------------------------------|--------------------------------------------|--------------|-------|
| <b>Parking</b>                          |                                         |                                            |              | ✗     |
| <b>Exterior Accessible Route</b>        |                                         | The only                                   |              |       |
| <b>Building Entrances</b>               | NA                                      |                                            |              |       |
| <b>Interior Accessible Route</b>        | NA                                      |                                            |              |       |
| <b>Elevators</b>                        | NA                                      |                                            |              |       |
| <b>Public Restrooms</b>                 |                                         |                                            |              | ✗     |
| <b>Kitchens/Kitchenettes</b>            | NA                                      |                                            |              |       |
| <b>Playgrounds &amp; Swimming Pools</b> |                                         | The trail to get                           |              |       |
| <b>Other</b>                            | NA                                      |                                            |              |       |

\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in scope

## Park Place Park: Photographic Overview



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking



Accessible ramp or path



Curb cut or 2nd pathway



Toilet stall overview



Sink, faucet handles and/or accessories



## Park Place Park: Photographic Overview



Accessible route to playground/pool



Overview of playground/pool

## Component Condition Report | Park Place Park

*Item 9b.*

| UF L3 Code                               | Location      | Condition | Asset/Component/Repair                                                              | Quantity | RUL | ID      |
|------------------------------------------|---------------|-----------|-------------------------------------------------------------------------------------|----------|-----|---------|
| Structure                                |               |           |                                                                                     |          |     |         |
| B1080                                    | Site          | Poor      | Stairs, Concrete, Exterior                                                          | 30 SF    | 2   | 2929963 |
| Plumbing                                 |               |           |                                                                                     |          |     |         |
| D2010                                    |               | NA        | Backflow Preventer, Domestic Water, 2 IN [No tag/plate found]                       | 1        | 0   | 2938928 |
| D2010                                    | Irrigation    | NA        | Backflow Preventer, Domestic Water, 2 IN [No tag/plate found]                       | 1        | 0   | 2938927 |
| Pedestrian Plazas & Walkways             |               |           |                                                                                     |          |     |         |
| G2020                                    | Parking Lot   | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | 3,500 SF | 3   | 2929970 |
| G2020                                    | Parking Lot   | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 3,500 SF | 8   | 2929988 |
| G2030                                    | Walking Trail | Poor      | Sidewalk, Asphalt                                                                   | 4,000 SF | 2   | 2929994 |
| Athletic, Recreational & Playfield Areas |               |           |                                                                                     |          |     |         |
| G2050                                    | Site          | Good      | Playfield Surfaces, Chips Wood, 6" Depth [No tag/plate found]                       | 1,500 SF | 2   | 2929964 |
| G2050                                    | Site          | Good      | Play Structure, Multipurpose, Large                                                 | 1        | 19  | 2929971 |
| G2050                                    | Site          | Good      | Play Structure, Multipurpose, Large                                                 | 1        | 19  | 2929991 |
| Sitework                                 |               |           |                                                                                     |          |     |         |
| G2060                                    | Site          | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                                      | 1        | 10  | 2929984 |
| G2060                                    | Site          | Fair      | Park Bench, Metal                                                                   | 2        | 10  | 2929987 |
| G2060                                    | Site          | Fair      | Bike Rack, Fixed 6-10 Bikes                                                         | 1        | 10  | 2929993 |
| G2060                                    | Site          | Fair      | Signage, Property, Building or Pole-Mounted, Replace/Install                        | 1        | 10  | 2929981 |
| G4050                                    | Site          | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 3        | 10  | 2929995 |
| Utilities                                |               |           |                                                                                     |          |     |         |
| G3030                                    | Field         | Poor      | Storm Drainage Components, Commercial, Install                                      | 1        | 2   | 3144911 |
| Accessibility                            |               |           |                                                                                     |          |     |         |
| Y1090                                    |               | NA        | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report          | 1        | 0   | 2937741 |

## Component Condition Report | Park Place Park / Restroom Building

| UF L3 Code | Location      | Condition | Asset/Component/Repair                                         | Quantity | RUL | ID      |
|------------|---------------|-----------|----------------------------------------------------------------|----------|-----|---------|
| Facade     |               |           |                                                                |          |     |         |
| B2010      | Restrooms     | Fair      | Exterior Walls, Concrete Block (CMU), 1-2 Story Building       | 1,000 SF | 20  | 2929986 |
| B2020      | Restrooms     | Fair      | Window, Aluminum Double-Glazed, up to 15 SF                    | 13       | 15  | 2929989 |
| B2050      | Restrooms     | Fair      | Exterior Door, Steel, Standard                                 | 3        | 20  | 2929976 |
| Roofing    |               |           |                                                                |          |     |         |
| B3010      | Restrooms     | Fair      | Roofing, Metal                                                 | 900 SF   | 10  | 2929975 |
| B3020      | Restrooms     | Poor      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 50 LF    | 0   | 2929996 |
| B3060      | Exterior wall | Fair      | Roof Skylight, per unit, up to 20 SF                           | 4        | 15  | 2944333 |
| Interiors  |               |           |                                                                |          |     |         |
| C1090      | Restrooms     | Fair      | Toilet Partitions, Plastic/Laminate                            | 5        | 10  | 2929983 |
| C2010      | Restrooms     | Fair      | Wall Finishes, Ceramic Tile                                    | 750 SF   | 20  | 2929978 |
| C2030      | Restrooms     | Fair      | Flooring, Ceramic Tile                                         | 700 SF   | 20  | 2929968 |
| C2050      | Restrooms     | Fair      | Ceiling Finishes, any flat surface, Prep & Paint               | 750 SF   | 6   |         |
| Plumbing   |               |           |                                                                |          |     |         |

| UF L3 Code | Location  | Condition | Asset/Component/Repair                                                     | Quantity | RUL |         |
|------------|-----------|-----------|----------------------------------------------------------------------------|----------|-----|---------|
| D2010      | Restrooms | Fair      | Sink/Lavatory, Wall-hung, Stainless Steel                                  | 1        | 15  | 2929990 |
| D2010      | Restrooms | Fair      | Urinal, Standard                                                           | 1        | 15  | 2929982 |
| D2010      | Restrooms | Fair      | Toilet, Commercial Water Closet                                            | 3        | 15  | 2929992 |
| D2010      | Restrooms | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)     | 700 SF   | 20  | 2929973 |
| D2010      | Restrooms | Fair      | Drinking Fountain, Wall-Mounted, Bi-Level                                  | 1        | 7   | 2929985 |
| D2010      | Restrooms | Fair      | Water Heater, Electric, Residential [No tag/plate found]                   | 1        | 8   | 2929967 |
| Electrical |           |           |                                                                            |          |     |         |
| D5020      | Restrooms | Fair      | Distribution Panel, 120/208 V                                              | 1        | 15  | 2929966 |
| D5040      | Restrooms | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures | 700 SF   | 10  | 2929980 |
| Sitework   |           |           |                                                                            |          |     |         |
| G4050      | Restrooms | Fair      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                     | 3        | 10  | 2929972 |



Replacement Reserves Report

Item 9b.

7/16/2021

| Location                            | 2021     | 2022 | 2023     | 2024    | 2025 | 2026    | 2027    | 2028    | 2029     | 2030 | 2031     | 2032    | 2033 | 2034    | 2035    | 2036     | 2037    | 2038    | 2039    | 2040      | 2041      | Total Escalated Estimate |
|-------------------------------------|----------|------|----------|---------|------|---------|---------|---------|----------|------|----------|---------|------|---------|---------|----------|---------|---------|---------|-----------|-----------|--------------------------|
| Park Place Park                     | \$18,070 | \$0  | \$50,547 | \$2,237 | \$0  | \$4,521 | \$0     | \$0     | \$27,707 | \$0  | \$30,487 | \$5,399 | \$0  | \$3,007 | \$5,899 | \$0      | \$0     | \$6,446 | \$3,486 | \$159,569 | \$7,044   | \$324,418                |
| Park Place Park / Restroom Building | \$585    | \$0  | \$0      | \$0     | \$0  | \$0     | \$2,328 | \$2,398 | \$1,482  | \$0  | \$38,873 | \$0     | \$0  | \$0     | \$0     | \$44,254 | \$3,129 | \$0     | \$0     | \$0       | \$131,602 | \$224,652                |
| Grand Total                         | \$18,655 | \$0  | \$50,547 | \$2,237 | \$0  | \$4,521 | \$2,328 | \$2,398 | \$29,190 | \$0  | \$69,360 | \$5,399 | \$0  | \$3,007 | \$5,899 | \$44,254 | \$3,129 | \$6,446 | \$3,486 | \$159,569 | \$138,646 | \$549,071                |

| Park Place Park                                         |         |                                                                                     |                |    |     |          |      |             |          |          |      |          |         |      |         |      |      |          |      |          |         |      |         |         |      |      |         |         |           |         |                            |           |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------------------|----------------|----|-----|----------|------|-------------|----------|----------|------|----------|---------|------|---------|------|------|----------|------|----------|---------|------|---------|---------|------|------|---------|---------|-----------|---------|----------------------------|-----------|
| Uniformat Code                                          | ID      | Cost Description                                                                    | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021     | 2022 | 2023     | 2024    | 2025 | 2026    | 2027 | 2028 | 2029     | 2030 | 2031     | 2032    | 2033 | 2034    | 2035    | 2036 | 2037 | 2038    | 2039    | 2040      | 2041    | Deficiency Repair Estimate |           |
| B1080                                                   | 2929963 | Stairs, Concrete, Exterior, Replace                                                 | 50             | 48 | 2   | 30       | SF   | \$71.50     | \$2,145  |          |      | \$2,145  |         |      |         |      |      |          |      |          |         |      |         |         |      |      |         |         |           |         | \$2,145                    |           |
| D2010                                                   | 2938928 | Backflow Preventer, Domestic Water, 2 IN, Replace                                   | 30             | 30 | 0   | 1        | EA   | \$4,160.00  | \$4,160  | \$4,160  |      |          |         |      |         |      |      |          |      |          |         |      |         |         |      |      |         |         |           |         | \$4,160                    |           |
| D2010                                                   | 2938927 | Backflow Preventer, Domestic Water, 2 IN, Replace                                   | 30             | 30 | 0   | 1        | EA   | \$4,160.00  | \$4,160  | \$4,160  |      |          |         |      |         |      |      |          |      |          |         |      |         |         |      |      |         |         |           |         | \$4,160                    |           |
| G2020                                                   | 2929970 | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | 5              | 2  | 3   | 3500     | SF   | \$0.59      | \$2,048  |          |      |          | \$2,048 |      |         |      |      | \$2,048  |      |          |         |      | \$2,048 |         |      |      |         | \$2,048 |           |         | \$8,190                    |           |
| G2020                                                   | 2929988 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 25             | 17 | 8   | 3500     | SF   | \$4.55      | \$15,925 |          |      |          |         |      |         |      |      | \$15,925 |      |          |         |      |         |         |      |      |         |         |           |         | \$15,925                   |           |
| G2030                                                   | 2929994 | Sidewalk, Asphalt, Replace                                                          | 25             | 23 | 2   | 4000     | SF   | \$7.15      | \$28,600 |          |      | \$28,600 |         |      |         |      |      |          |      |          |         |      |         |         |      |      |         |         |           |         | \$28,600                   |           |
| G2050                                                   | 2929964 | Playfield Surfaces, Chips Wood, 6" Depth, Replace                                   | 3              | 1  | 2   | 1500     | SF   | \$2.60      | \$3,900  |          |      | \$3,900  |         |      | \$3,900 |      |      | \$3,900  |      |          | \$3,900 |      |         | \$3,900 |      |      | \$3,900 |         |           | \$3,900 | \$27,300                   |           |
| G2050                                                   | 2929971 | Play Structure, Multipurpose, Large, Replace                                        | 20             | 1  | 19  | 1        | EA   | \$45,500.00 | \$45,500 |          |      |          |         |      |         |      |      |          |      |          |         |      |         |         |      |      |         |         | \$45,500  |         | \$45,500                   |           |
| G2050                                                   | 2929991 | Play Structure, Multipurpose, Large, Replace                                        | 20             | 1  | 19  | 1        | EA   | \$45,500.00 | \$45,500 |          |      |          |         |      |         |      |      |          |      |          |         |      |         |         |      |      |         |         | \$45,500  |         | \$45,500                   |           |
| G2060                                                   | 2929984 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                             | 20             | 10 | 10  | 1        | EA   | \$1,105.00  | \$1,105  |          |      |          |         |      |         |      |      |          |      | \$1,105  |         |      |         |         |      |      |         |         |           |         | \$1,105                    |           |
| G2060                                                   | 2929987 | Park Bench, Metal, Replace                                                          | 20             | 10 | 10  | 2        | EA   | \$1,105.00  | \$2,210  |          |      |          |         |      |         |      |      |          |      | \$2,210  |         |      |         |         |      |      |         |         |           |         | \$2,210                    |           |
| G2060                                                   | 2929993 | Bike Rack, Fixed 6-10 Bikes, Replace                                                | 20             | 10 | 10  | 1        | EA   | \$1,040.00  | \$1,040  |          |      |          |         |      |         |      |      |          |      | \$1,040  |         |      |         |         |      |      |         |         |           |         | \$1,040                    |           |
| G2060                                                   | 2929981 | Signage, Property, Building or Pole-Mounted, Replace/Install                        | 20             | 10 | 10  | 1        | EA   | \$1,950.00  | \$1,950  |          |      |          |         |      |         |      |      |          |      | \$1,950  |         |      |         |         |      |      |         |         |           |         | \$1,950                    |           |
| G3030                                                   | 3144911 | Storm Drainage Components, Commercial, Install                                      | 40             | 38 | 2   | 1        | EA   | \$13,000.00 | \$13,000 |          |      | \$13,000 |         |      |         |      |      |          |      |          |         |      |         |         |      |      |         |         |           |         | \$13,000                   |           |
| G4050                                                   | 2929995 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 20             | 10 | 10  | 3        | EA   | \$5,460.00  | \$16,380 |          |      |          |         |      |         |      |      |          |      | \$16,380 |         |      |         |         |      |      |         |         |           |         | \$16,380                   |           |
| Y1090                                                   | 2937741 | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report          | 0              | 0  | 0   | 1        | EA   | \$9,750.00  | \$9,750  | \$9,750  |      |          |         |      |         |      |      |          |      |          |         |      |         |         |      |      |         |         |           |         | \$9,750                    |           |
| Totals, Unescalated                                     |         |                                                                                     |                |    |     |          |      |             |          | \$18,070 | \$0  | \$47,645 | \$2,048 | \$0  | \$3,900 | \$0  | \$0  | \$21,873 | \$0  | \$22,685 | \$3,900 | \$0  | \$2,048 | \$3,900 | \$0  | \$0  | \$3,900 | \$2,048 | \$91,000  | \$3,900 |                            | \$226,915 |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                     |                |    |     |          |      |             |          | \$18,070 | \$0  | \$50,547 | \$2,237 | \$0  | \$4,521 | \$0  | \$0  | \$27,707 | \$0  | \$30,487 | \$5,399 | \$0  | \$3,007 | \$5,899 | \$0  | \$0  | \$6,446 | \$3,486 | \$159,569 | \$7,044 |                            | \$324,418 |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

| Bark Place Park / Restroom Building                     |         |                                                                                     |                |    |     |          |      |             |          |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      |          |         |      |      |      |           |                            |         |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------------------|----------------|----|-----|----------|------|-------------|----------|-------|------|------|------|------|------|---------|---------|---------|------|----------|------|------|------|------|----------|---------|------|------|------|-----------|----------------------------|---------|
| Uniformat Code                                          | ID      | Cost Description                                                                    | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021  | 2022 | 2023 | 2024 | 2025 | 2026 | 2027    | 2028    | 2029    | 2030 | 2031     | 2032 | 2033 | 2034 | 2035 | 2036     | 2037    | 2038 | 2039 | 2040 | 2041      | Deficiency Repair Estimate |         |
| B2010                                                   | 2929986 | Exterior Walls, Concrete Block (CMU), 1-2 Story Building, Replace                   | 50             | 30 | 20  | 1000     | SF   | \$26.00     | \$26,000 |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      |          |         |      |      |      | \$26,000  | \$26,000                   |         |
| B2020                                                   | 2929989 | Window, Aluminum Double-Glazed, up to 15 SF, Replace                                | 30             | 15 | 15  | 13       | EA   | \$845.00    | \$10,985 |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      | \$10,985 |         |      |      |      |           | \$10,985                   |         |
| B2050                                                   | 2929976 | Exterior Door, Steel, Standard, Replace                                             | 40             | 20 | 20  | 3        | EA   | \$780.00    | \$2,340  |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      |          |         |      |      |      | \$2,340   | \$2,340                    |         |
| B3010                                                   | 2929975 | Roofing, Metal, Replace                                                             | 40             | 30 | 10  | 900      | SF   | \$16.90     | \$15,210 |       |      |      |      |      |      |         |         |         |      | \$15,210 |      |      |      |      |          |         |      |      |      |           | \$15,210                   |         |
| B3020                                                   | 2929996 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace             | 20             | 20 | 0   | 50       | LF   | \$11.70     | \$585    | \$585 |      |      |      |      |      |         |         |         |      |          |      |      |      |      |          |         |      |      |      | \$585     | \$1,170                    |         |
| B3060                                                   | 2944333 | Roof Skylight, per unit, up to 20 SF, Replace                                       | 30             | 15 | 15  | 4        | EA   | \$1,690.00  | \$6,760  |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      | \$6,760  |         |      |      |      |           | \$6,760                    |         |
| C1090                                                   | 2929983 | Toilet Partitions, Plastic/Laminate, Replace                                        | 20             | 10 | 10  | 5        | EA   | \$975.00    | \$4,875  |       |      |      |      |      |      |         |         |         |      | \$4,875  |      |      |      |      |          |         |      |      |      |           | \$4,875                    |         |
| C2010                                                   | 2929978 | Wall Finishes, Ceramic Tile, Replace                                                | 40             | 20 | 20  | 750      | SF   | \$23.40     | \$17,550 |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      |          |         |      |      |      | \$17,550  | \$17,550                   |         |
| C2030                                                   | 2929968 | Flooring, Ceramic Tile, Replace                                                     | 40             | 20 | 20  | 700      | SF   | \$23.40     | \$16,380 |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      |          |         |      |      |      | \$16,380  | \$16,380                   |         |
| C2050                                                   | 2929979 | Ceiling Finishes, any flat surface, Prep & Paint                                    | 10             | 4  | 6   | 750      | SF   | \$2.60      | \$1,950  |       |      |      |      |      |      | \$1,950 |         |         |      |          |      |      |      |      |          | \$1,950 |      |      |      |           |                            | \$3,900 |
| D2010                                                   | 2929967 | Water Heater, Electric, Residential, Replace                                        | 15             | 7  | 8   | 1        | EA   | \$1,170.00  | \$1,170  |       |      |      |      |      |      |         |         | \$1,170 |      |          |      |      |      |      |          |         |      |      |      |           | \$1,170                    |         |
| D2010                                                   | 2929973 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace     | 40             | 20 | 20  | 700      | SF   | \$14.30     | \$10,010 |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      |          |         |      |      |      | \$10,010  | \$10,010                   |         |
| D2010                                                   | 2929985 | Drinking Fountain, Wall-Mounted, Bi-Level, Replace                                  | 15             | 8  | 7   | 1        | EA   | \$1,950.00  | \$1,950  |       |      |      |      |      |      |         | \$1,950 |         |      |          |      |      |      |      |          |         |      |      |      |           | \$1,950                    |         |
| D2010                                                   | 2929990 | Sink/Lavatory, Wall-hung, Stainless Steel, Replace                                  | 30             | 15 | 15  | 1        | EA   | \$1,560.00  | \$1,560  |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      | \$1,560  |         |      |      |      |           | \$1,560                    |         |
| D2010                                                   | 2929982 | Urinal, Standard, Replace                                                           | 30             | 15 | 15  | 1        | EA   | \$1,430.00  | \$1,430  |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      | \$1,430  |         |      |      |      |           | \$1,430                    |         |
| D2010                                                   | 2929992 | Toilet, Commercial Water Closet, Replace                                            | 30             | 15 | 15  | 3        | EA   | \$1,690.00  | \$5,070  |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      | \$5,070  |         |      |      |      |           | \$5,070                    |         |
| D5020                                                   | 2929966 | Distribution Panel, 120/208 V, Replace                                              | 30             | 15 | 15  | 1        | EA   | \$2,600.00  | \$2,600  |       |      |      |      |      |      |         |         |         |      |          |      |      |      |      | \$2,600  |         |      |      |      |           | \$2,600                    |         |
| D5040                                                   | 2929980 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20             | 10 | 10  | 700      | SF   | \$10.40     | \$7,280  |       |      |      |      |      |      |         |         |         |      | \$7,280  |      |      |      |      |          |         |      |      |      |           | \$7,280                    |         |
| G4050                                                   | 2929972 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | 20             | 10 | 10  | 3        | EA   | \$520.00    | \$1,560  |       |      |      |      |      |      |         |         |         |      | \$1,560  |      |      |      |      |          |         |      |      |      |           | \$1,560                    |         |
| Totals, Unescalated                                     |         |                                                                                     |                |    |     |          |      |             |          | \$585 | \$0  | \$0  | \$0  | \$0  | \$0  | \$1,950 | \$1,950 | \$1,170 | \$0  | \$28,925 | \$0  | \$0  | \$0  | \$0  | \$28,405 | \$1,950 | \$0  | \$0  | \$0  | \$72,865  | \$137,800                  |         |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                     |                |    |     |          |      |             |          | \$585 | \$0  | \$0  | \$0  | \$0  | \$0  | \$2,328 | \$2,398 | \$1,482 | \$0  | \$38,873 | \$0  | \$0  | \$0  | \$0  | \$44,254 | \$3,129 | \$0  | \$0  | \$0  | \$131,602 | \$224,652                  |         |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Pioneer Center  
615 5<sup>th</sup> Street  
Oregon City, Oregon 97045

**PREPARED BY:**

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
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**BV PROJECT #:**

148392.21R000-002.017

**DATE OF REPORT:**

July 15, 2021

**ON SITE DATE:**

March 12, 2021

# 1. Executive Summary

## Property Overview and Assessment Details

| General Information               |                                                                                                                                                                     |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community Center                                                                                                                                                    |
| Main Address                      | 615 5 <sup>th</sup> Street, Oregon City, Oregon 97045                                                                                                               |
| Site Developed                    | 1976<br>Renovated 2019/20 (partial)                                                                                                                                 |
| Site Area                         | 1.73 acres (estimated)                                                                                                                                              |
| Parking Spaces                    | 65 total spaces all in open lots; four of which are accessible                                                                                                      |
| Building Area                     | 16,000 SF                                                                                                                                                           |
| Number of Stories                 | One, (main Floor) with partial basement                                                                                                                             |
| Outside Occupants / Leased Spaces | None                                                                                                                                                                |
| Date(s) of Visit                  | March 12, 2021                                                                                                                                                      |
| Management Point of Contact       | Oregon City, Denise Conrad, Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orc.city.oregon.or.us">dconrad@orc.city.oregon.or.us</a> |
| On-site Point of Contact (POC)    | Anne Crandall                                                                                                                                                       |
| Assessment and Report Prepared By | Jonathan Levine                                                                                                                                                     |
| Reviewed By                       | James Bryant<br>Project Manager<br><a href="mailto:Jamie.Bryant@bvna.com">Jamie.Bryant@bvna.com</a><br>800.733.0660 x6554                                           |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                            |

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Pioneer Center was originally constructed in 1978-79. It has two stories and was partially renovated in 2019/20.

### Architectural

The building consists of masonry bearing walls and wood framing on a concrete foundation and there were no indications with any of the building structural systems or façade. There are two roofing systems a flat roofing system and a sloped metal roofing. The flat roofing appears to be functioning normally as is the sloped roofing, however, the metal roofing consists of metal panels of different colors and should be replaced. The ceiling in the lobby area is sagging and should be replaced. It was observed that the ceiling appears to be held up by improper thin metal wiring which is likely contributing to its sag. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled by six rooftop packaged units replaced in 2006 and two split-systems consisting of condensing units and furnaces, replaced in 2017. Two of the units are reportedly in poor condition requiring short term replacements.

The plumbing systems are adequate for the facility. Domestic hot water is provided by a gas-fired water heater replaced in 1993 located in the boiler room. The pipes feeding some of the kitchen sinks were observed to be wrapped in concrete, which appeared to be bulging outward. The concrete around the pipes should be removed and as a result the pipes will likely need to be replaced along with any wall or floor finishes in the process.

The building is served by a main switchboard, installed in 1979, located in the electrical room. Interior lighting primarily consists of linear fluorescent fixtures. Electrical service equipment and systems are anticipated for lifecycle replacement.

The building is protected by a fire alarm system and only the downstairs is protected fire sprinkler suppression system. It is recommended the remainder of the building be retrofit with sprinklers for safety systems modernization.

### Site

The site improvements all appear to be in good to fair condition with no deficiencies noted.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

### FCI Ranges and Description

|                      |                                                                                                 |
|----------------------|-------------------------------------------------------------------------------------------------|
| <b>0 – 5%</b>        | In new or well-maintained condition, with little or no visual evidence of wear or deficiencies. |
| <b>5 – 10%</b>       | Subjected to wear but is still in a serviceable and functioning condition.                      |
| <b>10 – 30%</b>      | Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.         |
| <b>30% and above</b> | Has reached the end of its useful or serviceable life. Renewal is now necessary.                |

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

### FCI Analysis | Pioneer Community Center (1979)

| <i>Replacement Value</i><br>\$ 8,928,000 | <i>Total SF</i><br>16,000 | <i>Cost/SF</i><br>\$ 558 |              |
|------------------------------------------|---------------------------|--------------------------|--------------|
| <b>Current FCI</b>                       | <b>\$ 33,800</b>          |                          | <b>0.4 %</b> |
| 3-Year                                   | \$ 657,300                |                          | 7.4 %        |
| 5-Year                                   | \$ 1,659,500              |                          | 18.6 %       |
| 10-Year                                  | \$ 2,493,600              |                          | 27.9 %       |

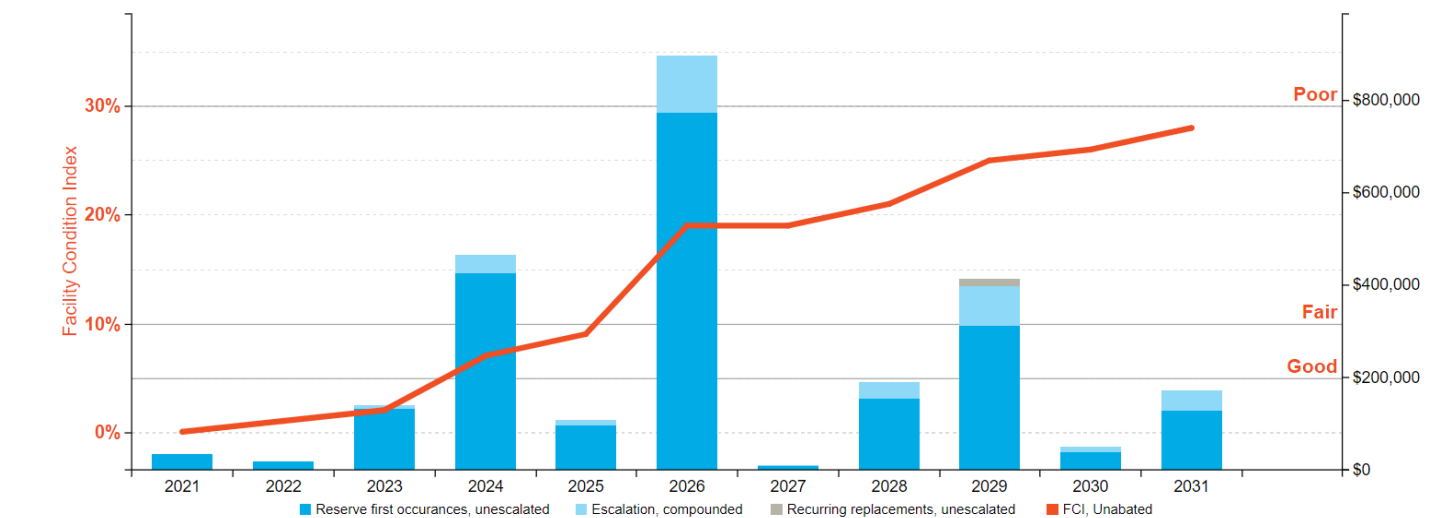


The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Pioneer Community Center

Replacement Value: \$ 8,928,000; Inflation rate: 3.0%



Immediate Needs

Not applicable, no Immediate Needs identified.

## Key Findings



### Roofing in Poor condition.

Metal  
Pioneer Center Roof

Uniformat Code: B3011  
Recommendation: **Replace in 2023**

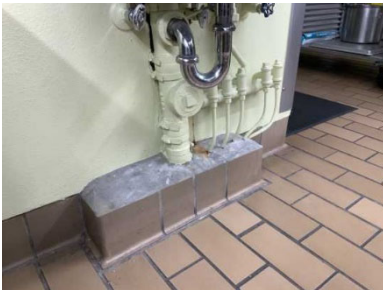
Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$131,800

\$\$\$\$

The roofing system appear that it may be original, severely discolored and is nearing the end of its useful life - AssetCALC ID: 2927907



### Plumbing System in Poor condition.

Supply and Sanitary, Medium Density  
(excludes fixtures)  
Pioneer Center Kitchen

Uniformat Code: D2014  
Recommendation: **Replace in 2022**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Some of the pipes in the kitchen are wrapped in concrete that appears to be bulging outward. - AssetCALC ID: 2950511



### Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted  
Pioneer Center Roof

Uniformat Code: D3055  
Recommendation: **Replace in 2021**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$14,300

\$\$\$\$

Staff reportedly mentioned unit has possibility of imminent failure and should be replaced immediately. - AssetCALC ID: 2927963

**Packaged Unit in Poor condition.**Priority Score: **81.9**RTU, Pad or Roof-Mounted  
Pioneer Center RoofPlan Type:  
Performance/IntegrityUniformat Code: D3055  
Recommendation: **Replace in 2021**

Cost Estimate: \$19,500

\$\$\$\$

Staff reportedly mentioned unit has possibility of imminent failure and should be replaced immediately. -  
AssetCALC ID: 2927901

**Ceiling Finishes in Poor condition.**Priority Score: **81.8**Gypsum Board/Plaster  
Pioneer Center Throughout buildingPlan Type:  
Performance/IntegrityUniformat Code: C2051  
Recommendation: **Replace in 2022**

Cost Estimate: \$15,600

\$\$\$\$

Primarily in lobby area. Ceiling is sagging, installed using thin metal wire (act type) according to POC -  
AssetCALC ID: 2927913

**Fire Suppression System**Priority Score: **60.6**Full System Install/Retrofit, Medium  
Density/Complexity  
Pioneer Center Throughout buildingPlan Type:  
Modernization/AdaptationUniformat Code: D4011  
Recommendation: **Install in 2025**

Cost Estimate: \$91,000

\$\$\$\$

Only the downstairs is protected by a sprinkler suppression system. - AssetCALC ID: 2949007

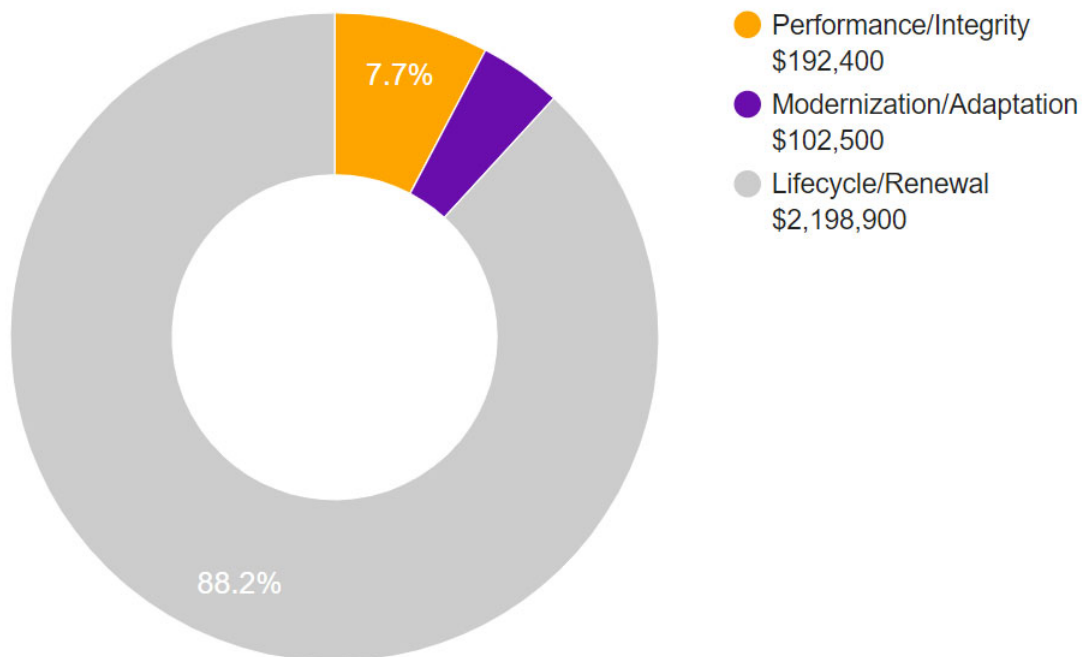
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

### Plan Type Descriptions

|                              |   |                                                                                                                                                         |
|------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | ■ | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | ■ | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | ■ | Does not meet ADA, UFAS, and/or other handicap accessibility requirements.                                                                              |
| <b>Environmental</b>         | ■ | Improvements to air or water quality, including removal of hazardous materials from the building or site.                                               |
| <b>Retrofit/Adaptation</b>   | ■ | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | ■ | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$2,493,800**

## 2. Building and Site Information



### Systems Summary

| System                  | Description                                                                                                                                                                         | Condition |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Structure</b>        | Masonry bearing walls and wood framed structure in a concrete foundation                                                                                                            | Good      |
| <b>Façade</b>           | Brick and stucco with aluminum windows                                                                                                                                              | Fair      |
| <b>Roof</b>             | Primary: Flat construction with single-ply TPO/PVC membrane<br>Secondary: Shed construction with metal finish                                                                       | Poor      |
| <b>Interiors</b>        | Walls: Painted gypsum board, FRP, unfinished<br>Floors: Carpet, faux-wood, rubber compound, vinyl sheeting, ceramic tile<br>Ceilings: Painted gypsum board, ACT, unfinished/exposed | Fair      |
| <b>Elevators</b>        | None                                                                                                                                                                                | --        |
| <b>Plumbing</b>         | Copper supply and cast-iron waste and venting<br>Gas-fired water heater<br>Toilets, urinals, and sinks in all restrooms                                                             | Fair      |
| <b>HVAC</b>             | Individual packaged units, split systems<br>Supplemental components: make-up air unit, suspended electric unit heater                                                               | Fair      |
| <b>Fire Suppression</b> | Dry-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system                                                                                                        | Fair      |
| <b>Electrical</b>       | Source and Distribution: Main switchboard<br>Interior Lighting: T-8, T-12, CFL                                                                                                      | Fair      |



## Systems Summary

|                                   |                                                                                                            |      |
|-----------------------------------|------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Alarm</b>                 | Alarm panel, smoke detectors, alarms, pull stations, and exit signs                                        | Fair |
| <b>Equipment/Special</b>          | Commercial kitchen equipment                                                                               | Fair |
| <b>Site Pavement</b>              | Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs                       | Fair |
| <b>Site Development</b>           | Building-mounted signage<br>Limited park benches, picnic tables, trash receptacles                         | Fair |
| <b>Landscaping and Topography</b> | Moderate landscaping features<br>Irrigation present<br>Brick retaining walls<br>Low site slopes throughout | Fair |
| <b>Utilities</b>                  | Municipal water and sewer<br>Local utility-provided electric and natural gas                               | Fair |
| <b>Site Lighting</b>              | Pole-mounted: LED<br>Building-mounted: LED                                                                 | Good |
| <b>Ancillary Structures</b>       | None                                                                                                       | --   |
| <b>Accessibility</b>              | Presently it does not appear an accessibility study is needed for this property.                           |      |
| <b>Key Issues and Findings</b>    | Sagging ceiling, First Floor lacks fire sprinkler suppression system, bulging concrete around pipes        |      |

| System Expenditure Forecast     |                 |                        |                       |                       |                         |                    |
|---------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System                          | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
| Facade                          | -               | -                      | -                     | \$101,550             | \$89,432                | \$190,982          |
| Roofing                         | -               | \$139,847              | -                     | -                     | \$214,263               | \$354,110          |
| Interiors                       | -               | \$16,068               | \$377,816             | \$124,640             | \$333,461               | \$851,985          |
| Plumbing                        | -               | \$2,605                | \$71,593              | \$348,778             | \$6,104                 | \$429,080          |
| HVAC                            | \$33,800        | -                      | \$115,915             | \$111,813             | \$93,455                | \$354,983          |
| Fire Protection                 | -               | -                      | \$115,701             | \$9,593               | \$5,468                 | \$130,762          |
| Electrical                      | -               | -                      | \$458,605             | -                     | \$6,300                 | \$464,905          |
| Fire Alarm & Electronic Systems | -               | -                      | \$68,186              | \$87,935              | -                       | \$156,121          |
| Equipment & Furnishings         | -               | -                      | \$242,787             | \$30,705              | \$203,163               | \$476,655          |
| Site Pavement                   | -               | -                      | \$16,492              | \$19,119              | \$47,858                | \$83,469           |
| Site Utilities                  | -               | -                      | -                     | -                     | \$44,427                | \$44,427           |
| Site Development                | -               | -                      | -                     | -                     | \$55,564                | \$55,564           |
| <b>TOTALS</b>                   | <b>\$33,800</b> | <b>\$158,600</b>       | <b>\$1,467,100</b>    | <b>\$834,200</b>      | <b>\$1,099,500</b>      | <b>\$3,593,200</b> |

### 3. Property Space Use and Observed Areas

#### Unit Allocation

All 16,000 square feet of the property are occupied by the City of Oregon City. The spaces are a combination of offices, classrooms, and a multipurpose room, with supporting restrooms and mechanical and other utility spaces.

#### Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e., city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities.
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 1976. The facility was renovated over time, most recently in 2019/20.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

A prior accessibility survey was performed in 2012. From BV’s perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have been addressed in full. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning systems or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The city of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Pioneer Center, 615 5<sup>th</sup> Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

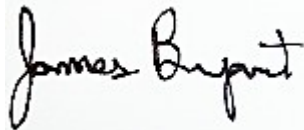
No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

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---

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1

PIONEER COMMUNITY CENTER



2

FRONT ELEVATION



3

LEFT ELEVATION



4

REAR ELEVATION



5

RIGHT ELEVATION



6

BRICK AND ALUMINUM WINDOW  
FAÇADE





7

STUCCO AND ALUMINUM  
WINDOW FAÇADE

8

EXTERIOR FULLY-GLAZED  
DOORS

9

MOTORIZED EXTERIOR FULLY-  
GLAZED DOORS

10

EXTERIOR METAL DOOR



11

TPO/PVC ROOF MEMBRANE



12

METAL ROOF



13

ROOF DRAINAGE



14

LOBBY



15

HALLWAY



16

CLASSROOM



17

MULTI PURPOSE ROOM



18

DOWNSTAIRS





19

KITCHEN



20

SAGGING CEILING



21

WATER HEATER



22

BULGING CONCRETE AROUND  
PIPES

23

ROOF MOUNTED PACKAGED  
UNIT

24

SPLIT SYSTEM CONDENSING  
UNITS



25

FURNACE



26

MAKE-UP AIR UNIT



27

ROOF-MOUNTED EXHAUST FAN



28

ELECTRIC UNIT HEATER



29

FIRE SPRINKLER SUPPRESSION  
SYSTEM

30

MAIN SWITCHBOARD





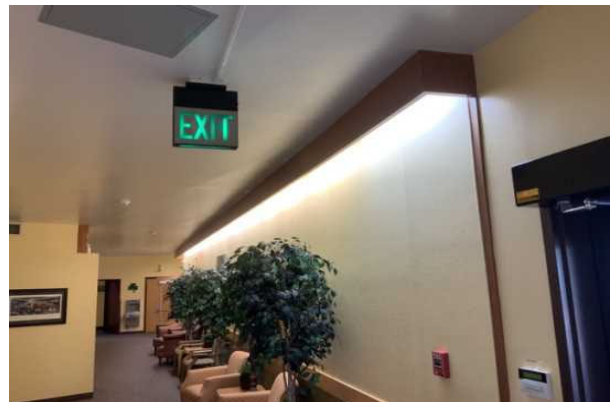
31 MAIN DISTRIBUTION PANEL



32 INTERIOR LIGHTING



33 FIRE ALARM CONTROL PANEL



34 FIRE ALARM SYSTEM



35 PARKING LOT



36 SITE BENCH





37

SITE TRASH RECEPTACLE



38

SITE PICNIC TABLES



39

IRRIGATION SYSTEM



40

LANDSCAPING



41

SITE POLE LIGHT

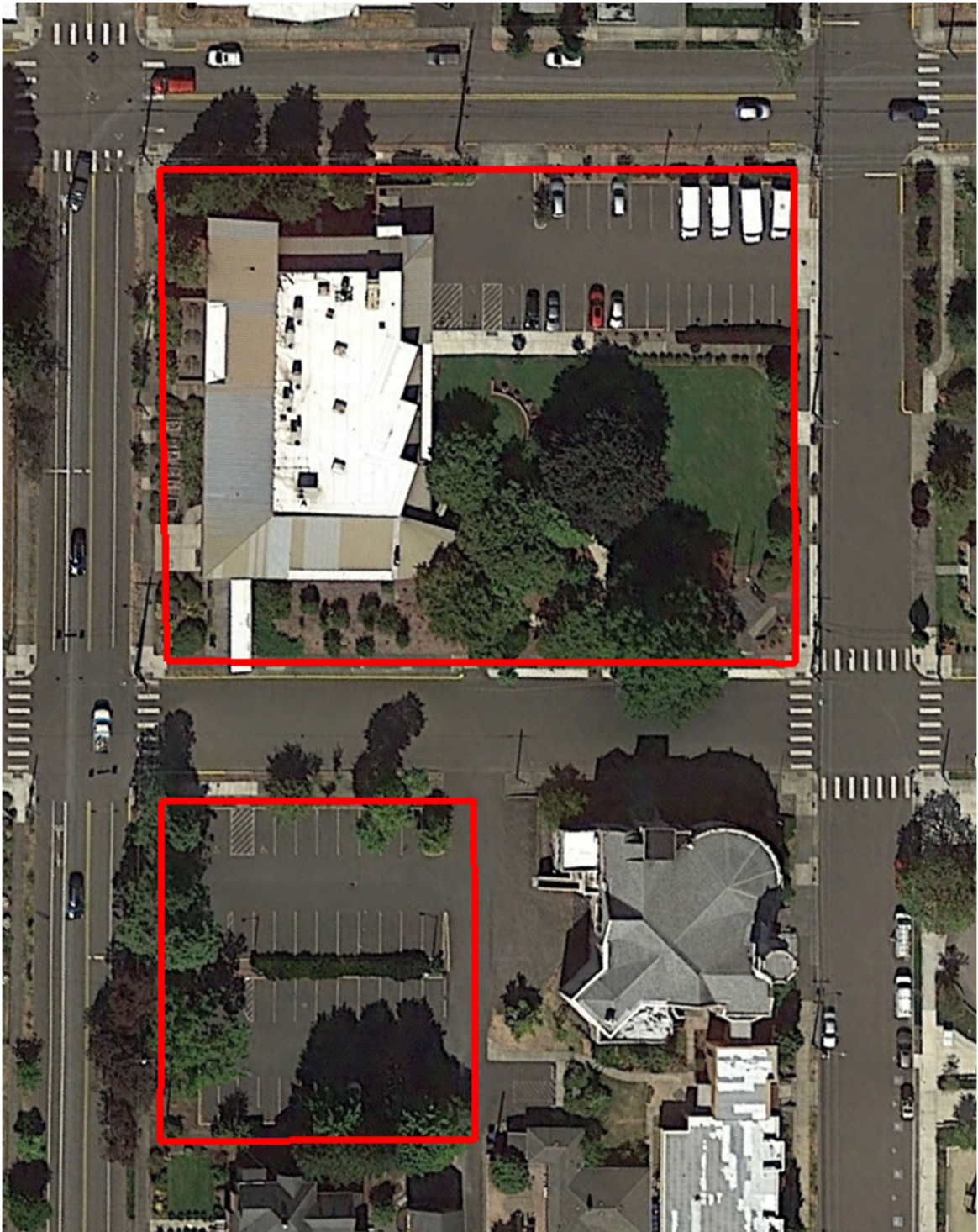


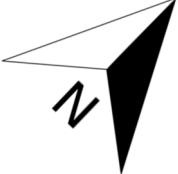
42

EXTERIOR BUILDING MOUNTED  
LIGHT

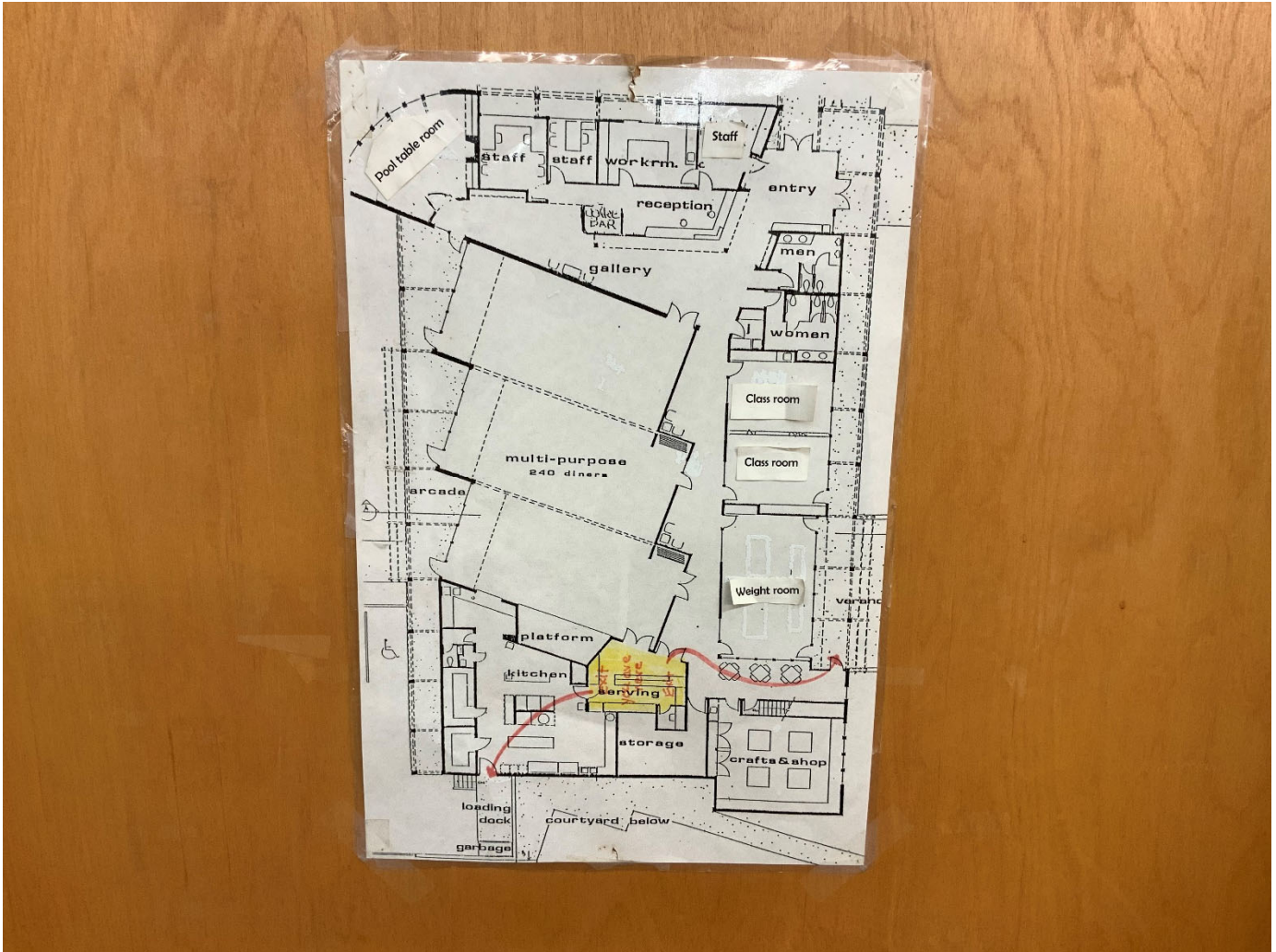


Site Plan



|                                                                                                          |                       |                |                                                                                       |
|----------------------------------------------------------------------------------------------------------|-----------------------|----------------|---------------------------------------------------------------------------------------|
| <br>BUREAU<br>VERITAS | Project Number        | Project Name   |  |
|                                                                                                          | 148392.21R000-002.017 | Pioneer Center |                                                                                       |
|                                                                                                          | Source                | On-Site Date   |                                                                                       |
|                                                                                                          | Google Earth          | March 12, 2021 |                                                                                       |

## Floor Plan



**BUREAU  
VERITAS**

## Project Number

148392.21R000-002.017

## Source

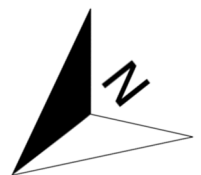
Pioneer Community Center

## Project Name

Pioneer Center

## On-Site Date

March 12, 2021





# **BUREAU VERITAS FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE**

**Building / Facility Name:** Pioneer Center

**Name of person completing form:** Anne Crandall

**Title / Association with property:** Facility Maintenance Specialist

**Length of time associated w/ property:** 13 + years

**Date Completed:** 3/8/2021

**Phone Number:** 503-866-9997

**Method of Completion:** PRIOR: fully completed by client in advance

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

| DATA OVERVIEW |                                                                                                        | RESPONSE                                                                                                                             |      |                                                                                                 |
|---------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------|
| 1             | Year/s constructed / renovated                                                                         | 1976                                                                                                                                 |      |                                                                                                 |
| 2             | Building size in SF                                                                                    | 16,000                                                                                                                               |      |                                                                                                 |
| 3             | Major Renovation/Rehabilitation                                                                        |                                                                                                                                      | Year | Additional Detail                                                                               |
|               |                                                                                                        | Façade                                                                                                                               |      | The beams and trim were replaced at the entrance on John Adams in 2017 and by workout room 2019 |
|               |                                                                                                        | Roof                                                                                                                                 |      |                                                                                                 |
|               |                                                                                                        | Interiors                                                                                                                            |      | New carpet 2019. New flooring in multipurpose room 2020.                                        |
|               |                                                                                                        | HVAC                                                                                                                                 |      | HVAC 1 and 1A replaced 2017                                                                     |
|               |                                                                                                        | Electrical                                                                                                                           |      |                                                                                                 |
|               |                                                                                                        | Site Pavement                                                                                                                        |      | Done in 2019                                                                                    |
|               |                                                                                                        | Accessibility                                                                                                                        |      |                                                                                                 |
| QUESTION      |                                                                                                        | RESPONSE                                                                                                                             |      |                                                                                                 |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         | Kitchen equipment, new freezer 6/2020                                                                                                |      |                                                                                                 |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | Replace HVAC #5 and #7. Replace windows with broken seals Replace water heater. Replace chairs in dining room. I budget process now. |      |                                                                                                 |



be any on-going extremely  
 amatic, historically chronic, or  
 mediate facility needs.

Item 9b.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or  
 backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

| QUESTION |                                                                                                                                                               | RESPONSE |    |     |    | COMMENTS                              |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|-----|----|---------------------------------------|
|          |                                                                                                                                                               | Yes      | No | Unk | NA |                                       |
| 7        | Are there any problems with foundations or structures, like excessive settlement?                                                                             |          | x  |     |    |                                       |
| 8        | Are there any wall, window, basement or roof leaks?                                                                                                           |          | x  |     |    |                                       |
| 9        | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants? |          | x  |     |    |                                       |
| 10       | Are your elevators unreliable, with frequent service calls?                                                                                                   |          |    |     | NA |                                       |
| 11       | Are there any plumbing leaks, water pressure, or clogging/back-up problems?                                                                                   |          | X  |     |    | Have had drainage problems in thepast |
| 12       | Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?                                                  |          | X  |     |    |                                       |
| 13       | Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?                                                          |          | X  |     |    |                                       |
| 14       | Is the electrical service outdated, undersized, or otherwise problematic?                                                                                     | X        |    |     |    | Please investigate surge protection   |
| 15       | Are there any problems or inadequacies with exterior lighting?                                                                                                | X        |    |     |    | In adequate                           |
| 16       | Is site/parking drainage inadequate, with excessive ponding or other problems?                                                                                |          | X  |     |    |                                       |
| 17       | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?                    |          | X  |     |    |                                       |
| 18       | ADA: Has an accessibility study been performed at the site? If so, indicate when.                                                                             |          | X  |     |    | 2012                                  |
| 19       | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?                                                         | X        |    |     |    | In full                               |



column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Item 9b.

| QUESTION                                                                                                          | RESPONSE |    |     |    | COMMENTS |
|-------------------------------------------------------------------------------------------------------------------|----------|----|-----|----|----------|
|                                                                                                                   | Yes      | No | Unk | NA |          |
| ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation? |          | X  |     |    |          |

# Visual Survey - 2010 ADA Standards for Accessible Design

Item 9b.

Property Name: Pioneer Center

BV Project Number: 148392.21R000-002.017

## Facility History & Interview

|   | Question                                                                                                                                                                  | Yes | No | Unk | Comments              |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----|-----------------------|
| 1 | Has an ADA survey previously been completed for this property? If so, indicate when.                                                                                      | X   |    |     | 2012, Unknown company |
| 2 | Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study. | X   |    |     |                       |
| 3 | Has building ownership/management reported any ADA complaints or litigation?                                                                                              |     | X  |     |                       |

## Pioneer Community Center: Accessibility Issues

|                       | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None*                               |
|-----------------------|-----------------------------------------|--------------------------------------------|--------------|-------------------------------------|
| Parking               |                                         |                                            |              | <input checked="" type="checkbox"/> |
| Exterior Route        |                                         |                                            |              | <input checked="" type="checkbox"/> |
| Building Entrances    |                                         |                                            |              | <input checked="" type="checkbox"/> |
| Interior Route        |                                         |                                            |              | <input checked="" type="checkbox"/> |
| Elevators             |                                         | NA                                         |              |                                     |
| Public Restrooms      |                                         |                                            | Restrooms    | <input type="checkbox"/>            |
| Kitchens/Kitchenettes |                                         | NA                                         |              |                                     |
| Playgrounds & Pools   |                                         | NA                                         |              |                                     |

\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature



## Pioneer Community Center Accessibility: Photographic Overview



1 - ACCESSIBLE PARKING AREA



2 - ACCESSIBLE PARKING AREA



3 - EXTERIOR RAMP



4 - CURB CUT



5 - MAIN ACCESSIBLE ENTRANCE



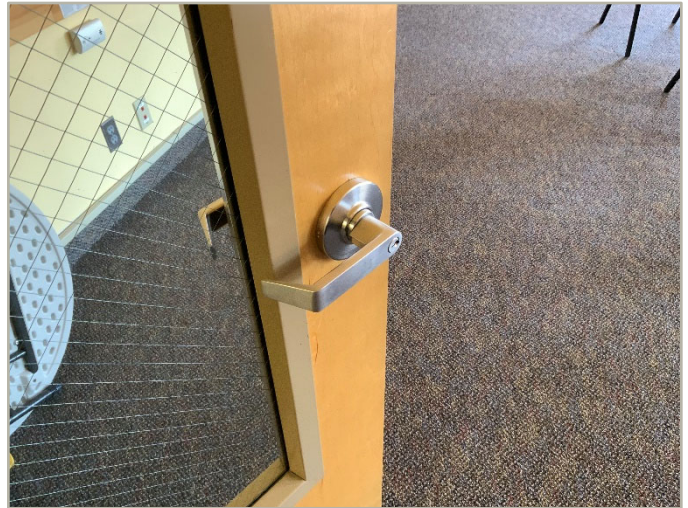
6 - ALTERNATE ACCESSIBLE ENTRANCE



## Pioneer Community Center Accessibility: Photographic Overview



7 - INTERIOR PATH OF TRAVEL



8 – INTERIOR DOOR HARDWARE



11 - RESTROOM



12 – SINKS AND ACCESSORIES

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude for some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the data and photos above and/or the *Key Findings* section in the body of the report for visuals and/or more specifics about the particular subject site conditions.

## Reference Guide

|                                | Major Issues<br>(ADA study recommended)                                                                                                                                                                                                                                                    | Moderate Issues<br>(ADA study recommended)                                                                                                                                                                                                                                                                                                                                           | Minor Issues                                                                                                                                                                                                                                                                                   |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Parking</b>                 | <ul style="list-style-type: none"> <li>- Needs full reconstruction</li> <li>- Excessive slopes over 3% require major re-grading</li> <li>- No level locations to add required spaces</li> </ul>                                                                                            | <ul style="list-style-type: none"> <li>- No or non-compliant curb cuts</li> <li>- Moderate difficulty to add required accessible spaces</li> <li>- Slopes close to compliant</li> </ul>                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>- Painting of markings needed</li> <li>- Signage height non-compliant</li> <li>- Signage missing</li> </ul>                                                                                                                                             |
| <b>Exterior Route</b>          | <ul style="list-style-type: none"> <li>- Large areas of sidewalks with excessive slopes</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> </ul>                                                                                                                   | <ul style="list-style-type: none"> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- All or most entrance door exterior maneuvering clearance areas with excessive slopes</li> </ul>                                                                                                                                                                           | <ul style="list-style-type: none"> <li>- One entrance door exterior maneuvering clearance area with excessive slope</li> <li>- Non-compliant signage</li> </ul>                                                                                                                                |
| <b>Building Entrances</b>      | <ul style="list-style-type: none"> <li>- No compliant entrance exists</li> <li>- Exterior entry door/s not wide enough</li> <li>- Entrance vestibule requires complete reconstruction / reconfiguration due to clearance</li> </ul>                                                        | <ul style="list-style-type: none"> <li>- Need significant # of lever handles</li> <li>- Need to add or modify automatic door opener</li> <li>- Entrance vestibule requires limited reconfigurations</li> </ul>                                                                                                                                                                       | <ul style="list-style-type: none"> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door threshold</li> </ul>                                                                                                                                                          |
| <b>Interior Route</b>          | <ul style="list-style-type: none"> <li>- All or most interior doors appear less than 32" wide</li> <li>- Corridors less than 36" wide</li> <li>- No ramp when needed</li> <li>- Ramps with excessive slopes</li> <li>- Non-compliant treads/risers at means of egress stairways</li> </ul> | <ul style="list-style-type: none"> <li>- Single height drinking fountains</li> <li>- Drinking fountain too high or protrudes into accessible route</li> <li>- Ramps need rails</li> <li>- Ramps need rail extensions</li> <li>- Need significant # of lever handles</li> <li>- Non-compliant rail extensions at egress stairways</li> <li>- All/most door thresholds high</li> </ul> | <ul style="list-style-type: none"> <li>- One door threshold too high</li> <li>- A few door knobs instead of lever handles</li> <li>- Non-compliant door pressures</li> <li>- Non-compliant signage</li> <li>- Switches not within reach range</li> </ul>                                       |
| <b>Elevators</b>               | <ul style="list-style-type: none"> <li>- No elevator present when required</li> <li>- Elevator cab too small</li> </ul>                                                                                                                                                                    | <ul style="list-style-type: none"> <li>- Panel control buttons not at compliant height</li> <li>- No hands-free emergency communication system</li> <li>- Elevator only has mechanical stops</li> </ul>                                                                                                                                                                              | <ul style="list-style-type: none"> <li>- Audible/visual signals at every floor may be lacking</li> <li>- Minor signage / Braille issues</li> </ul>                                                                                                                                             |
| <b>Public Restrooms</b>        | <ul style="list-style-type: none"> <li>- No ADA RR on each accessible floor</li> <li>- Restroom(s) too small</li> <li>- Entire restroom(s) requires renovation</li> <li>- Water closet clearance requires moving walls</li> </ul>                                                          | <ul style="list-style-type: none"> <li>- Interior doors appear less than 32" wide</li> <li>- Missing or non-compliant grab bars</li> <li>- Easily fixable clearance issues</li> </ul>                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>- Minor height adjustments required</li> <li>- Non-compliant door pressures</li> <li>- Missing a visual strobe (only required if audible fire alarm already present)</li> <li>- Missing lavatory pipe wraps</li> <li>- Signage not compliant</li> </ul> |
| <b>Kitchens/Kitchenettes</b>   | <ul style="list-style-type: none"> <li>- Clear space for each appliance not present</li> <li>- Clearance between opposing counters too narrow</li> </ul>                                                                                                                                   | <ul style="list-style-type: none"> <li>- Sink and counter too high</li> <li>- Sink knee and toe clearance not provided where required (built-in)</li> <li>- Less than 50% of cabinetry within reach range</li> </ul>                                                                                                                                                                 | <ul style="list-style-type: none"> <li>- Dispensers not within reach range</li> <li>- Switches not within reach range</li> <li>- Missing sink pipe wraps if knee and toe clearance required</li> </ul>                                                                                         |
| <b>Playgrounds &amp; Pools</b> | <ul style="list-style-type: none"> <li>- Large areas of surfacing non-compliant</li> <li>- Install compliant play structures</li> <li>- No pool lift provided</li> </ul>                                                                                                                   | <ul style="list-style-type: none"> <li>- Small area/s of surfacing or equipment non-compliant</li> <li>- Moderate issues with path of travel to playground/pool</li> </ul>                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>- Minor issues with path of travel to playground/pool</li> </ul>                                                                                                                                                                                        |



| UF L3 Code | Location            | Condition | Asset/Component/Repair                                                 | Quantity  | RUL | ID        |
|------------|---------------------|-----------|------------------------------------------------------------------------|-----------|-----|-----------|
| Facade     |                     |           |                                                                        |           |     |           |
| B2010      | Building exterior   | Fair      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint  | 2,100 SF  | 6   | 2927994   |
| B2020      | Building exterior   | Fair      | Window, Aluminum Double-Glazed, up to 15 SF                            | 20        | 15  | 2927928   |
| B2020      | Building exterior   | Fair      | Storefront, Glazing & Framing                                          | 400 SF    | 7   | 2927992   |
| B2020      | Building exterior   | Fair      | Window, Aluminum Double-Glazed, 16-25 SF                               | 25        | 15  | 2927908   |
| B2050      | Building exterior   | Fair      | Exterior Door, Steel, Standard                                         | 1         | 15  | 2927906   |
| B2050      | Building exterior   | Fair      | Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor  | 1         | 7   | 2927918   |
| B2050      | Building exterior   | Good      | Exterior Door, Screened Aluminum, Residential                          | 1         | 7   | 2927909   |
| B2050      | Building exterior   | Fair      | Exterior Door, Aluminum-Framed & Glazed, Residential Slider            | 10        | 7   | 2927971   |
| B2050      | Building exterior   | Fair      | Exterior Door, Aluminum-Framed & Glazed, Standard Swing                | 12        | 7   | 2927899   |
| Roofing    |                     |           |                                                                        |           |     |           |
| B3010      | Roof                | Fair      | Roofing, Single-Ply Membrane, TPO/PVC                                  | 6,800 SF  | 12  | 2927949   |
| B3010      | Roof                | Poor      | Roofing, Metal                                                         | 7,800 SF  | 2   | 2927907   |
| Interiors  |                     |           |                                                                        |           |     |           |
| C1010      | Multipurpose room   | Fair      | Interior Wall Construction, Movable Partitions, Fabric 6' Height       | 80 LF     | 5   | 2927917   |
| C1030      | Throughout building | Fair      | Interior Door, Aluminum-Framed & Glazed, Standard Swing                | 2         | 5   | 2927987   |
| C1030      | Throughout building | Fair      | Interior Door, Aluminum-Framed & Glazed, Residential Slider            | 2         | 5   | 2927920   |
| C1030      | Throughout building | Fair      | Interior Door, Wood, Solid-Core                                        | 32        | 5   | 2927916   |
| C1030      | Throughout building | Fair      | Interior Door, Steel, Standard                                         | 5         | 10  | 2927898   |
| C1070      | Throughout building | Fair      | Suspended Ceilings, Acoustical Tile (ACT)                              | 8,000 SF  | 5   | 2927941   |
| C1090      | Restrooms           | Fair      | Toilet Partitions, Metal                                               | 2         | 5   | 2927990   |
| C1090      | Restrooms           | Fair      | Toilet Partitions, Plastic/Laminate                                    | 2         | 5   | 2927956   |
| C2010      | Throughout building | Fair      | Wall Finishes, Laminated Paneling (FRP)                                | 9,000 SF  | 5   | 2927972   |
| C2010      | Throughout building | Fair      | Wall Finishes, any surface, Prep & Paint                               | 21,000 SF | 5   | 2927948   |
| C2030      | Throughout building | Fair      | Flooring, Vinyl Sheeting                                               | 370 SF    | 3   | 2927969   |
| C2030      | Throughout building | Good      | Flooring, Laminate Faux Wood                                           | 5,000 SF  | 14  | 2927934   |
| C2030      | Kitchen             | Good      | Flooring, Rubber Compound                                              | 300 SF    | 10  | 2927922   |
| C2030      | Throughout building | Good      | Flooring, Carpet, Commercial Tile                                      | 2,000 SF  | 9   | 2927943   |
| C2030      | Men's restroom      | Fair      | Flooring, Ceramic Tile                                                 | 30 SF     | 3   | 2927984   |
| C2030      | Kitchen             | Fair      | Flooring, Ceramic Tile                                                 | 500 SF    | 12  | 2927910   |
| C2030      | Throughout building | Good      | Flooring, Carpet, Commercial Standard                                  | 7,500 SF  | 8   | 2927931   |
| C2050      | Throughout building | Fair      | Ceiling Finishes, any flat surface, Prep & Paint                       | 6,000 SF  | 5   | 2927935   |
| C2050      | Throughout building | Poor      | Ceiling Finishes, Gypsum Board/Plaster                                 | 1,500 SF  | 1   | 2927913   |
| Plumbing   |                     |           |                                                                        |           |     |           |
| D2010      | Boiler room         | Fair      | Water Heater, Gas, Commercial (200 MBH)                                | 1         | 5   | 2927967   |
| D2010      | Throughout building | Fair      | Sink/Lavatory, Wall-Hung, Vitreous China                               | 4         | 3   | 2927921   |
| D2010      | Throughout building | Fair      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) | 16,000 SF | 8   | 2927933   |
| D2010      | Restrooms           | Fair      | Urinal, Standard                                                       | 2         | 3   | 2927946   |
| D2010      | Restrooms           | Fair      | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China             | 4         | 5   | Page 1234 |
| D2010      | Boiler room         | Fair      | Pump, Circulation, Domestic Water                                      | 1         | 5   |           |

| Component Condition Report   Pioneer Community Center |                     |           |                                                                                           |           |     | Item 9b.  |
|-------------------------------------------------------|---------------------|-----------|-------------------------------------------------------------------------------------------|-----------|-----|-----------|
| UF L3 Code                                            | Location            | Condition | Asset/Component/Repair                                                                    | Quantity  | RUL |           |
| D2010                                                 | Kitchen             | Fair      | Water Heater, Electric, Commercial ( 12 kW), 30 to 80 GAL                                 | 1         | 9   | 2927958   |
| D2010                                                 | Kitchen             | Fair      | Sink/Lavatory, Commercial Kitchen, 1-Bowl                                                 | 3         | 10  | 2927911   |
| D2010                                                 | Kitchen             | Fair      | Sink/Lavatory, Commercial Kitchen, 2-Bowl                                                 | 1         | 10  | 2927912   |
| D2010                                                 | Restrooms           | Fair      | Toilet, Commercial Water Closet                                                           | 7         | 3   | 2927951   |
| D2010                                                 | Restrooms           | Good      | Drinking Fountain, Wall-Mounted, Single-Level                                             | 2         | 10  | 2928000   |
| D2010                                                 | Kitchen             | Poor      | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)                    | 100 SF    | 1   | 2950511   |
| D2010                                                 | Kitchen             | Fair      | Water Heater, Electric, Commercial ( 12 kW), 30 to 80 GAL                                 | 1         | 10  | 2927903   |
| D2010                                                 | Restrooms           | Good      | Toilet, Commercial Water Closet                                                           | 1         | 25  | 2927993   |
| D2010                                                 | Throughout building | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                                                | 5         | 5   | 2927952   |
| D2010                                                 | Utility closet      | Fair      | Sink/Lavatory, Service Sink, Floor                                                        | 2         | 5   | 2927999   |
| HVAC                                                  |                     |           |                                                                                           |           |     |           |
| D3020                                                 | Kitchen             | Fair      | Unit Heater, Electric                                                                     | 2         | 3   | 2927926   |
| D3020                                                 | Utility closet      | Good      | Furnace, Gas                                                                              | 2         | 16  | 2927961   |
| D3020                                                 | Boiler room         | Fair      | Boiler Supplemental Components, Expansion Tank                                            | 1         | 25  | 2927940   |
| D3030                                                 | Roof                | Good      | Split System, Condensing Unit/Heat Pump                                                   | 2         | 11  | 2927915   |
| D3050                                                 | Roof                | Fair      | Make-Up Air Unit, MUA or MAU                                                              | 1         | 3   | 2927989   |
| D3050                                                 | Roof                | Poor      | Packaged Unit, RTU, Pad or Roof-Mounted                                                   | 1         | 0   | 2927901   |
| D3050                                                 | Roof                | Poor      | Packaged Unit, RTU, Pad or Roof-Mounted                                                   | 1         | 0   | 2927963   |
| D3050                                                 | Throughout building | Fair      | HVAC System, Ductwork, Medium Density                                                     | 16,000 SF | 10  | 2927976   |
| D3050                                                 | Roof                | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted                                                   | 4         | 3   | 2927950   |
| D3060                                                 | Roof                | Good      | Exhaust Fan, Roof or Wall-Mounted, 10" Damper                                             | 1         | 15  | 2927936   |
| Fire Protection                                       |                     |           |                                                                                           |           |     |           |
| D4010                                                 | Downstairs          | Fair      | Fire Suppression System, Existing Sprinkler Heads, by SF                                  | 2,000 SF  | 4   | 2927966   |
| D4010                                                 | Basement            | Fair      | Backflow Preventer, Fire Suppression                                                      | 1         | 5   | 2927942   |
| D4010                                                 | Throughout building | NA        | Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install | 14,000 SF | 4   | 2949007   |
| D4010                                                 | Kitchen             | Fair      | Fire Suppression System, Commercial Kitchen, per LF of Hood                               | 15 LF     | 7   | 2927904   |
| D4030                                                 | Throughout building | Fair      | Fire Extinguisher, Wet Chemical/CO2                                                       | 9         | 5   | 2927959   |
| Electrical                                            |                     |           |                                                                                           |           |     |           |
| D5020                                                 | Kitchen             | Fair      | Distribution Panel, 120/208 V                                                             | 2         | 3   | 2927964   |
| D5020                                                 | Electrical room     | Fair      | Switchboard, 120/208 V                                                                    | 1         | 5   | 2927927   |
| D5030                                                 | Throughout building | Fair      | Electrical System, Wiring & Switches, Average or Low Density/Complexity                   | 16,000 SF | 5   | 2927981   |
| D5040                                                 | Throughout building | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures                | 16,000 SF | 5   | 2927968   |
| D5040                                                 | Throughout building | Fair      | Emergency & Exit Lighting, Exit Sign, LED                                                 | 15        | 3   | 2927945   |
| Fire Alarm & Electronic Systems                       |                     |           |                                                                                           |           |     |           |
| D7050                                                 | Electrical room     | Fair      | Fire Alarm Panel, Fully Addressable                                                       | 1         | 7   | 2927997   |
| D7050                                                 | Throughout building | Fair      | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade                     | 16,000 SF | 3   | 2927988   |
| D8010                                                 | Throughout building | Fair      | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade                               | 16,000 SF | 7   | 2927938   |
| Equipment & Furnishings                               |                     |           |                                                                                           |           |     |           |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Walk-In, Refrigerator                                              | 1         | 12  | 2927986   |
| E1030                                                 | Kitchen             | Good      | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels                            | 1         | 11  | Page 1235 |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Steamer, Tabletop                                                  | 1         | 5   |           |

| Component Condition Report   Pioneer Community Center |                     |           |                                                                    |           |     | Item 9b. |
|-------------------------------------------------------|---------------------|-----------|--------------------------------------------------------------------|-----------|-----|----------|
| UF L3 Code                                            | Location            | Condition | Asset/Component/Repair                                             | Quantity  | RUL |          |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich     | 1         | 3   | 2927955  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Coffee Machine                              | 1         | 3   | 2927923  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Steam Kettle                                | 1         | 3   | 2927975  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Refrigerator, 1-Door Reach-In               | 1         | 5   | 2927985  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Dishwasher Commercial                       | 1         | 3   | 2927924  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Convection Oven, Double                     | 1         | 3   | 2927905  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Steamer, Tabletop                           | 1         | 5   | 2927979  |
| E1030                                                 | Kitchen             | Good      | Foodservice Equipment, Icemaker, Freestanding                      | 1         | 10  | 2927930  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Freezer, 3-Door Reach-In                    | 1         | 8   | 2927957  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Exhaust Hood, 3 to 6 LF                     | 1         | 3   | 2927973  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Exhaust Hood, 8 to 10 LF                    | 1         | 3   | 2927980  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Refrigerator, 2-Door Reach-In               | 1         | 5   | 2927983  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Tilting Skillet                             | 1         | 3   | 2927939  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Garbage Disposal, 1 to 3 HP                 | 1         | 3   | 2927965  |
| E1030                                                 | Kitchen             | Good      | Foodservice Equipment, Freezer, 3-Door Reach-In                    | 1         | 14  | 2927977  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer | 1         | 9   | 2927925  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Range, 2-Burner                             | 1         | 3   | 2927970  |
| E1030                                                 | Kitchen             | Fair      | Foodservice Equipment, Mixer, Freestanding                         | 1         | 3   | 2927974  |
| E1060                                                 | Boiler room         | Fair      | Residential Appliances, Clothes Dryer                              | 1         | 3   | 2927960  |
| E1060                                                 | Class 1             | Fair      | Residential Appliances, Range, Electric                            | 1         | 3   | 2927953  |
| E1060                                                 | Boiler room         | Fair      | Residential Appliances, Washer                                     | 1         | 3   | 2927982  |
| E1060                                                 | Class 1             | Fair      | Residential Appliances, Refrigerator Mini, 3 to 5 CF               | 1         | 3   | 2927998  |
| E2010                                                 | Throughout building | Fair      | Casework, Cabinetry, Hardwood Standard                             | 80 LF     | 3   | 2927947  |
| E2010                                                 | Throughout building | Fair      | Casework, Countertop, Plastic Laminate                             | 50 LF     | 3   | 2927902  |
| Pedestrian Plazas & Walkways                          |                     |           |                                                                    |           |     |          |
| G2020                                                 | Site                | Good      | Parking Lots, Pavement, Asphalt, Mill & Overlay                    | 25,800 SF | 23  | 2927900  |
| G2020                                                 | Site                | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe                     | 25,800 SF | 3   | 2927919  |
| Sitework                                              |                     |           |                                                                    |           |     |          |
| G2060                                                 | Site                | Good      | Park Bench, Metal Powder-Coated                                    | 6         | 15  | 2927978  |
| G2060                                                 | Site                | Good      | Trash Receptacle, Medium-Duty Metal or Precast                     | 3         | 15  | 2927995  |
| G2060                                                 | Site                | Good      | Picnic Table, Metal Powder-Coated                                  | 3         | 15  | 2927929  |
| G2080                                                 | Site                | Fair      | Irrigation System, Pop-Up Spray Heads, Commercial                  | 20,800 SF | 12  | 2927991  |
| G4050                                                 | Site                | Good      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement | 3         | 15  | 2927996  |
| G4050                                                 | Building exterior   | Good      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement             | 22        | 17  | 2927944  |

|                             |         |                                                                                 |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |                |                          |     |          |      |             |           |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           |           |
|-----------------------------|---------|---------------------------------------------------------------------------------|----------|-----------|-----------|-----------|-----------|---------|-----------|-----------|----------|-----------|----------|-----------|----------|----------|-----------|----------|----------|-----------|----------|----------------|--------------------------|-----|----------|------|-------------|-----------|----------|------|------|-----------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|----------------------------|-----------|-----------|-----------|
| Replacement Reserves Report |         |                                                                                 |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |                |                          |     |          |      |             |           |          |      |      | Item 9b.  |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           |           |
| Pioneer Community Center    |         |                                                                                 |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |                |                          |     |          |      |             |           |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           |           |
| 7/15/2021                   |         |                                                                                 |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |                |                          |     |          |      |             |           |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           |           |
| Location                    |         | 2021                                                                            | 2022     | 2023      | 2024      | 2025      | 2026      | 2027    | 2028      | 2029      | 2030     | 2031      | 2032     | 2033      | 2034     | 2035     | 2036      | 2037     | 2038     | 2039      | 2040     | 2041           | Total Escalated Estimate |     |          |      |             |           |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           |           |
| Pioneer Community Center    |         | \$33,800                                                                        | \$18,674 | \$139,848 | \$464,888 | \$106,811 | \$895,421 | \$9,779 | \$189,302 | \$412,787 | \$50,886 | \$171,390 | \$21,774 | \$297,300 | \$91,847 | \$82,194 | \$242,537 | \$24,408 | \$19,553 | \$205,979 | \$29,634 | \$84,291       | \$3,593,101              |     |          |      |             |           |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           |           |
| Grand Total                 |         | \$33,800                                                                        | \$18,674 | \$139,848 | \$464,888 | \$106,811 | \$895,421 | \$9,779 | \$189,302 | \$412,787 | \$50,886 | \$171,390 | \$21,774 | \$297,300 | \$91,847 | \$82,194 | \$242,537 | \$24,408 | \$19,553 | \$205,979 | \$29,634 | \$84,291       | \$3,593,101              |     |          |      |             |           |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           |           |
|                             |         |                                                                                 |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |                |                          |     |          |      |             |           |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           |           |
| Uniformat Code              | ID      | Cost Description                                                                |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | Lifespan (EUL) | EAge                     | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2021     | 2022 | 2023 | 2024      | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | Deficiency Repair Estimate |           |           |           |
| B2010                       | 2927994 | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint           |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 10             | 4                        | 6   | 2100     | SF   | \$3.90      | \$8,190   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$16,380  |           |           |
| B2020                       | 2927928 | Window, Aluminum Double-Glazed, up to 15 SF, Replace                            |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 30             | 15                       | 15  | 20       | EA   | \$845.00    | \$16,900  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$16,900  |           |           |
| B2020                       | 2927908 | Window, Aluminum Double-Glazed, 16-25 SF, Replace                               |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 30             | 15                       | 15  | 25       | EA   | \$1,235.00  | \$30,875  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$30,875  |           |           |
| B2020                       | 2927992 | Storefront, Glazing & Framing, Replace                                          |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 30             | 23                       | 7   | 400      | SF   | \$71.50     | \$28,600  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$28,600  |           |           |
| B2050                       | 2927918 | Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor, Replace  |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 30             | 23                       | 7   | 1        | EA   | \$14,300.00 | \$14,300  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$14,300  |           |           |
| B2050                       | 2927971 | Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace            |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 25             | 18                       | 7   | 10       | EA   | \$1,105.00  | \$11,050  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$11,050  |           |           |
| B2050                       | 2927899 | Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace                |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 30             | 23                       | 7   | 12       | EA   | \$1,690.00  | \$20,280  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$20,280  |           |           |
| B2050                       | 2927906 | Exterior Door, Steel, Standard, Replace                                         |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 40             | 25                       | 15  | 1        | EA   | \$780.00    | \$780     |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$780     |           |           |
| B2050                       | 2927909 | Exterior Door, Screened Aluminum, Residential, Replace                          |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 10             | 3                        | 7   | 1        | EA   | \$390.00    | \$390     |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$780     |           |
| B3010                       | 2927907 | Roofing, Metal, Replace                                                         |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 40             | 38                       | 2   | 7800     | SF   | \$16.90     | \$131,820 |          |      |      | \$131,820 |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$131,820 |           |
| B3010                       | 2927949 | Roofing, Single-Ply Membrane, TPO/PVC, Replace                                  |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 20             | 8                        | 12  | 6800     | SF   | \$22.10     | \$150,280 |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           | \$150,280 |
| C1010                       | 2927917 | Interior Wall Construction, Movable Partitions, Fabric 6' Height, Replace       |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 25             | 20                       | 5   | 80       | LF   | \$38.22     | \$3,058   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           | \$3,058   |
| C1030                       | 2927987 | Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace                |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 40             | 35                       | 5   | 2        | EA   | \$1,690.00  | \$3,380   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$3,380   |           |
| C1030                       | 2927916 | Interior Door, Wood, Solid-Core, Replace                                        |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 40             | 35                       | 5   | 32       | EA   | \$910.00    | \$29,120  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$29,120  |           |
| C1030                       | 2927898 | Interior Door, Steel, Standard, Replace                                         |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 40             | 30                       | 10  | 5        | EA   | \$780.00    | \$3,900   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$3,900   |           |
| C1030                       | 2927920 | Interior Door, Aluminum-Framed & Glazed, Residential Slider, Replace            |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 25             | 20                       | 5   | 2        | EA   | \$1,105.00  | \$2,210   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$2,210   |           |
| C1070                       | 2927941 | Suspended Ceilings, Acoustical Tile (ACT), Replace                              |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 25             | 20                       | 5   | 8000     | SF   | \$4.55      | \$36,400  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$36,400  |           |           |
| C1090                       | 2927990 | Toilet Partitions, Metal, Replace                                               |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 20             | 15                       | 5   | 2        | EA   | \$1,105.00  | \$2,210   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$2,210   |           |
| C1090                       | 2927956 | Toilet Partitions, Plastic/Laminate, Replace                                    |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 20             | 15                       | 5   | 2        | EA   | \$975.00    | \$1,950   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$1,950   |           |
| C2010                       | 2927972 | Wall Finishes, Laminated Paneling (FRP), Replace                                |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 30             | 25                       | 5   | 9000     | SF   | \$20.80     | \$187,200 |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$187,200 |           |
| C2010                       | 2927948 | Wall Finishes, any surface, Prep & Paint                                        |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 10             | 5                        | 5   | 21000    | SF   | \$1.95      | \$40,950  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$40,950  |           |
| C2030                       | 2927984 | Flooring, Ceramic Tile, Replace                                                 |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 40             | 37                       | 3   | 30       | SF   | \$23.40     | \$702     |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           | \$702     |
| C2030                       | 2927910 | Flooring, Ceramic Tile, Replace                                                 |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 40             | 28                       | 12  | 500      | SF   | \$23.40     | \$11,700  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           | \$11,700  |
| C2030                       | 2927969 | Flooring, Vinyl Sheetting, Replace                                              |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 15             | 12                       | 3   | 370      | SF   | \$9.10      | \$3,367   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$3,367   |           |
| C2030                       | 2927922 | Flooring, Rubber Compound, Replace                                              |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 15             | 5                        | 10  | 300      | SF   | \$11.70     | \$3,510   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$3,510   |           |
| C2030                       | 2927934 | Flooring, Laminate Faux Wood, Replace                                           |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 15             | 1                        | 14  | 5000     | SF   | \$9.10      | \$45,500  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$45,500  |           |
| C2030                       | 2927931 | Flooring, Carpet, Commercial Standard, Replace                                  |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 10             | 2                        | 8   | 7500     | SF   | \$9.75      | \$73,125  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$73,125  |           |
| C2030                       | 2927943 | Flooring, Carpet, Commercial Tile, Replace                                      |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 10             | 1                        | 9   | 2000     | SF   | \$8.45      | \$16,900  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$16,900  |           |
| C2050                       | 2927913 | Ceiling Finishes, Gypsum Board/Plaster, Replace                                 |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 50             | 49                       | 1   | 1500     | SF   | \$10.40     | \$15,600  | \$15,600 |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$15,600  |           |
| C2050                       | 2927935 | Ceiling Finishes, any flat surface, Prep & Paint                                |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 10             | 5                        | 5   | 6000     | SF   | \$2.60      | \$15,600  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$15,600  |           |
| D2010                       | 2927967 | Water Heater, Gas, Commercial (200 MBH), Replace                                |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 20             | 15                       | 5   | 1        | EA   | \$21,580.00 | \$21,580  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$21,580  |           |
| D2010                       | 2927962 | Pump, Circulation, Domestic Water, Replace                                      |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 15             | 10                       | 5   | 1        | EA   | \$3,380.00  | \$3,380   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$3,380   |           |           |
| D2010                       | 2927958 | Water Heater, Electric, Commercial ( 12 kW), 30 to 80 GAL, Replace              |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 20             | 11                       | 9   | 1        | EA   | \$16,120.00 | \$16,120  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$16,120  |           |           |
| D2010                       | 2927903 | Water Heater, Electric, Commercial ( 12 kW), 30 to 80 GAL, Replace              |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 20             | 10                       | 10  | 1        | EA   | \$16,120.00 | \$16,120  |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$16,120  |           |           |
| D2010                       | 2950511 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 40             | 39                       | 1   | 100      | SF   | \$25.30     | \$2,530   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           | \$2,530   |           |
| D2010                       | 2927933 | Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 40             | 32                       | 8   | 16000    | SF   | \$14.30     | \$228,800 |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$228,800 |           |           |
| D2010                       | 2927921 | Sink/Lavatory, Wall-Hung, Vitreous China, Replace                               |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 30             | 27                       | 3   | 4        | EA   | \$1,950.00  | \$7,800   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            | \$7,800   |           |           |
| D2010                       | 2927946 | Urinal, Standard, Replace                                                       |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          | 30             | 27                       | 3   | 2        | EA   | \$1,430.00  | \$2,860   |          |      |      |           |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |                            |           |           |           |

Item 9b.

| Uniformat Code                                                                                                                                                                 | ID      | Cost Description                                                                          | Lifespan (EUL) | EA | RUL | Quantity | Unit | Unit Cost *  | Subtotal  | 2021     | 2022     | 2023      | 2024      | 2025      | 2026      | 2027    | 2028      | 2029      | 2030     | 2031      | 2032     | 2033      | 2034     | 2035     | 2036      | 2037     | 2038     | 2039      | 2040     | 2041     | Deficiency Repair Estimate |             |  |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------|----------------|----|-----|----------|------|--------------|-----------|----------|----------|-----------|-----------|-----------|-----------|---------|-----------|-----------|----------|-----------|----------|-----------|----------|----------|-----------|----------|----------|-----------|----------|----------|----------------------------|-------------|--|-------------|
| D4010                                                                                                                                                                          | 2949007 | Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install | 40             | 36 | 4   | 14000    | SF   | \$6.50       | \$91,000  |          |          |           |           | \$91,000  |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          | \$91,000                   |             |  |             |
| D4010                                                                                                                                                                          | 2927942 | Backflow Preventer, Fire Suppression, Replace                                             | 30             | 25 | 5   | 1        | EA   | \$4,160.00   | \$4,160   |          |          |           |           |           | \$4,160   |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          | \$4,160                    |             |  |             |
| D4010                                                                                                                                                                          | 2927904 | Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace                      | 20             | 13 | 7   | 15       | LF   | \$520.00     | \$7,800   |          |          |           |           |           |           |         | \$7,800   |           |          |           |          |           |          |          |           |          |          |           |          |          | \$7,800                    |             |  |             |
| D4030                                                                                                                                                                          | 2927959 | Fire Extinguisher, Wet Chemical/CO2, Replace                                              | 10             | 5  | 5   | 9        | EA   | \$390.00     | \$3,510   |          |          |           |           |           | \$3,510   |         |           |           |          |           |          |           |          |          | \$3,510   |          |          |           |          |          | \$7,020                    |             |  |             |
| D5020                                                                                                                                                                          | 2927927 | Switchboard, 120/208 V, Replace                                                           | 40             | 35 | 5   | 1        | EA   | \$156,000.00 | \$156,000 |          |          |           |           |           | \$156,000 |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          | \$156,000                  |             |  |             |
| D5020                                                                                                                                                                          | 2927964 | Distribution Panel, 120/208 V, Replace                                                    | 30             | 27 | 3   | 2        | EA   | \$9,100.00   | \$18,200  |          |          |           | \$18,200  |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          | \$18,200                   |             |  |             |
| D5030                                                                                                                                                                          | 2927981 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace          | 40             | 35 | 5   | 16000    | SF   | \$3.25       | \$52,000  |          |          |           |           |           | \$52,000  |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          | \$52,000                   |             |  |             |
| D5040                                                                                                                                                                          | 2927945 | Emergency & Exit Lighting, Exit Sign, LED, Replace                                        | 10             | 7  | 3   | 15       | EA   | \$286.00     | \$4,290   |          |          |           | \$4,290   |           |           |         |           |           |          |           |          |           | \$4,290  |          |           |          |          |           |          |          | \$8,580                    |             |  |             |
| D5040                                                                                                                                                                          | 2927968 | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace       | 20             | 15 | 5   | 16000    | SF   | \$10.40      | \$166,400 |          |          |           |           |           | \$166,400 |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          | \$166,400                  |             |  |             |
| D7050                                                                                                                                                                          | 2927988 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade                     | 20             | 17 | 3   | 16000    | SF   | \$3.90       | \$62,400  |          |          |           | \$62,400  |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          | \$62,400                   |             |  |             |
| D7050                                                                                                                                                                          | 2927997 | Fire Alarm Panel, Fully Addressable, Replace                                              | 15             | 8  | 7   | 1        | EA   | \$19,500.00  | \$19,500  |          |          |           |           |           |           |         | \$19,500  |           |          |           |          |           |          |          |           |          |          |           |          |          | \$19,500                   |             |  |             |
| D8010                                                                                                                                                                          | 2927938 | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade                               | 15             | 8  | 7   | 16000    | SF   | \$3.25       | \$52,000  |          |          |           |           |           |           |         | \$52,000  |           |          |           |          |           |          |          |           |          |          |           |          |          | \$52,000                   |             |  |             |
| E1030                                                                                                                                                                          | 2927955 | Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace                   | 15             | 12 | 3   | 1        | EA   | \$6,110.00   | \$6,110   |          |          |           | \$6,110   |           |           |         |           |           |          |           |          |           |          |          |           |          |          | \$6,110   |          |          | \$12,220                   |             |  |             |
| E1030                                                                                                                                                                          | 2927923 | Foodservice Equipment, Coffee Machine, Replace                                            | 10             | 7  | 3   | 1        | EA   | \$2,600.00   | \$2,600   |          |          |           | \$2,600   |           |           |         |           |           |          |           |          |           | \$2,600  |          |           |          |          |           |          |          | \$5,200                    |             |  |             |
| E1030                                                                                                                                                                          | 2927975 | Foodservice Equipment, Steam Kettle, Replace                                              | 20             | 17 | 3   | 1        | EA   | \$39,000.00  | \$39,000  |          |          |           | \$39,000  |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          | \$39,000                   |             |  |             |
| E1030                                                                                                                                                                          | 2927924 | Foodservice Equipment, Dishwasher Commercial, Replace                                     | 10             | 7  | 3   | 1        | EA   | \$27,950.00  | \$27,950  |          |          |           | \$27,950  |           |           |         |           |           |          |           |          |           | \$27,950 |          |           |          |          |           |          |          | \$55,900                   |             |  |             |
| E1030                                                                                                                                                                          | 2927905 | Foodservice Equipment, Convection Oven, Double, Replace                                   | 10             | 7  | 3   | 1        | EA   | \$12,350.00  | \$12,350  |          |          |           | \$12,350  |           |           |         |           |           |          |           |          |           | \$12,350 |          |           |          |          |           |          |          | \$24,700                   |             |  |             |
| E1030                                                                                                                                                                          | 2927973 | Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace                                   | 15             | 12 | 3   | 1        | EA   | \$4,290.00   | \$4,290   |          |          |           | \$4,290   |           |           |         |           |           |          |           |          |           |          |          |           |          |          | \$4,290   |          |          | \$8,580                    |             |  |             |
| E1030                                                                                                                                                                          | 2927980 | Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace                                  | 15             | 12 | 3   | 1        | EA   | \$5,850.00   | \$5,850   |          |          |           | \$5,850   |           |           |         |           |           |          |           |          |           |          |          |           |          |          | \$5,850   |          |          | \$11,700                   |             |  |             |
| E1030                                                                                                                                                                          | 2927939 | Foodservice Equipment, Tilting Skillet, Replace                                           | 20             | 17 | 3   | 1        | EA   | \$31,850.00  | \$31,850  |          |          |           | \$31,850  |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          | \$31,850                   |             |  |             |
| E1030                                                                                                                                                                          | 2927965 | Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace                               | 15             | 12 | 3   | 1        | EA   | \$4,940.00   | \$4,940   |          |          |           | \$4,940   |           |           |         |           |           |          |           |          |           |          |          |           |          |          | \$4,940   |          |          | \$9,880                    |             |  |             |
| E1030                                                                                                                                                                          | 2927970 | Foodservice Equipment, Range, 2-Burner, Replace                                           | 15             | 12 | 3   | 1        | EA   | \$2,210.00   | \$2,210   |          |          |           | \$2,210   |           |           |         |           |           |          |           |          |           |          |          |           |          |          | \$2,210   |          |          | \$4,420                    |             |  |             |
| E1030                                                                                                                                                                          | 2927974 | Foodservice Equipment, Mixer, Freestanding, Replace                                       | 25             | 22 | 3   | 1        | EA   | \$18,200.00  | \$18,200  |          |          |           | \$18,200  |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          | \$18,200                   |             |  |             |
| E1030                                                                                                                                                                          | 2927914 | Foodservice Equipment, Steamer, Tabletop, Replace                                         | 10             | 5  | 5   | 1        | EA   | \$9,100.00   | \$9,100   |          |          |           |           |           | \$9,100   |         |           |           |          |           |          |           |          |          | \$9,100   |          |          |           |          |          | \$18,200                   |             |  |             |
| E1030                                                                                                                                                                          | 2927985 | Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace                             | 15             | 10 | 5   | 1        | EA   | \$3,510.00   | \$3,510   |          |          |           |           |           | \$3,510   |         |           |           |          |           |          |           |          |          |           |          |          |           | \$3,510  |          | \$7,020                    |             |  |             |
| E1030                                                                                                                                                                          | 2927979 | Foodservice Equipment, Steamer, Tabletop, Replace                                         | 10             | 5  | 5   | 1        | EA   | \$9,100.00   | \$9,100   |          |          |           |           |           | \$9,100   |         |           |           |          |           |          |           |          |          | \$9,100   |          |          |           |          |          | \$18,200                   |             |  |             |
| E1030                                                                                                                                                                          | 2927983 | Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace                             | 15             | 10 | 5   | 1        | EA   | \$5,980.00   | \$5,980   |          |          |           |           |           | \$5,980   |         |           |           |          |           |          |           |          |          |           |          |          |           | \$5,980  |          | \$11,960                   |             |  |             |
| E1030                                                                                                                                                                          | 2927957 | Foodservice Equipment, Freezer, 3-Door Reach-In, Replace                                  | 15             | 7  | 8   | 1        | EA   | \$8,840.00   | \$8,840   |          |          |           |           |           |           |         | \$8,840   |           |          |           |          |           |          |          |           |          |          |           |          |          | \$8,840                    |             |  |             |
| E1030                                                                                                                                                                          | 2927925 | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace              | 15             | 6  | 9   | 1        | EA   | \$5,980.00   | \$5,980   |          |          |           |           |           |           |         |           | \$5,980   |          |           |          |           |          |          |           |          |          |           |          |          | \$5,980                    |             |  |             |
| E1030                                                                                                                                                                          | 2927930 | Foodservice Equipment, Icemaker, Freestanding, Replace                                    | 15             | 5  | 10  | 1        | EA   | \$8,710.00   | \$8,710   |          |          |           |           |           |           |         |           |           |          | \$8,710   |          |           |          |          |           |          |          |           |          |          | \$8,710                    |             |  |             |
| E1030                                                                                                                                                                          | 2927937 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace                   | 15             | 4  | 11  | 1        | EA   | \$2,210.00   | \$2,210   |          |          |           |           |           |           |         |           |           |          |           | \$2,210  |           |          |          |           |          |          |           |          |          | \$2,210                    |             |  |             |
| E1030                                                                                                                                                                          | 2927986 | Foodservice Equipment, Walk-In, Refrigerator, Replace                                     | 20             | 8  | 12  | 1        | EA   | \$19,500.00  | \$19,500  |          |          |           |           |           |           |         |           |           |          |           |          | \$19,500  |          |          |           |          |          |           |          |          | \$19,500                   |             |  |             |
| E1030                                                                                                                                                                          | 2927977 | Foodservice Equipment, Freezer, 3-Door Reach-In, Replace                                  | 15             | 1  | 14  | 1        | EA   | \$8,840.00   | \$8,840   |          |          |           |           |           |           |         |           |           |          |           |          |           |          | \$8,840  |           |          |          |           |          |          | \$8,840                    |             |  |             |
| E1060                                                                                                                                                                          | 2927960 | Residential Appliances, Clothes Dryer, Replace                                            | 15             | 12 | 3   | 1        | EA   | \$845.00     | \$845     |          |          |           | \$845     |           |           |         |           |           |          |           |          |           |          |          |           |          |          | \$845     |          |          | \$1,690                    |             |  |             |
| E1060                                                                                                                                                                          | 2927953 | Residential Appliances, Range, Electric, Replace                                          | 15             | 12 | 3   | 1        | EA   | \$806.00     | \$806     |          |          |           | \$806     |           |           |         |           |           |          |           |          |           |          |          |           |          |          | \$806     |          |          | \$1,612                    |             |  |             |
| E1060                                                                                                                                                                          | 2927982 | Residential Appliances, Washer, Replace                                                   | 15             | 12 | 3   | 1        | EA   | \$1,105.00   | \$1,105   |          |          |           | \$1,105   |           |           |         |           |           |          |           |          |           |          |          |           |          |          | \$1,105   |          |          | \$2,210                    |             |  |             |
| E1060                                                                                                                                                                          | 2927998 | Residential Appliances, Refrigerator Mini, 3 to 5 CF, Replace                             | 10             | 7  | 3   | 1        | EA   | \$260.00     | \$260     |          |          |           | \$260     |           |           |         |           |           |          |           |          |           | \$260    |          |           |          |          |           |          |          | \$520                      |             |  |             |
| E2010                                                                                                                                                                          | 2927947 | Casework, Cabinetry, Hardwood Standard, Replace                                           | 20             | 17 | 3   | 80       | LF   | \$390.00     | \$31,200  |          |          |           | \$31,200  |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          | \$31,200                   |             |  |             |
| E2010                                                                                                                                                                          | 2927902 | Casework, Countertop, Plastic Laminate, Replace                                           | 15             | 12 | 3   | 50       | LF   | \$65.00      | \$3,250   |          |          |           | \$3,250   |           |           |         |           |           |          |           |          |           |          |          |           |          |          | \$3,250   |          |          | \$6,500                    |             |  |             |
| G2020                                                                                                                                                                          | 2927919 | Parking Lots, Pavement, Asphalt, Seal & Stripe                                            | 5              | 2  | 3   | 25800    | SF   | \$0.59       | \$15,093  |          |          |           | \$15,093  |           |           |         |           | \$15,093  |          |           |          |           | \$15,093 |          |           |          |          | \$15,093  |          |          | \$60,372                   |             |  |             |
| G2060                                                                                                                                                                          | 2927978 | Park Bench, Metal Powder-Coated, Replace                                                  | 20             | 5  | 15  | 6        | EA   | \$910.00     | \$5,460   |          |          |           |           |           |           |         |           |           |          |           |          |           |          |          | \$5,460   |          |          |           |          |          | \$5,460                    |             |  |             |
| G2060                                                                                                                                                                          | 2927995 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                                   | 20             | 5  | 15  | 3        | EA   | \$910.00     | \$2,730   |          |          |           |           |           |           |         |           |           |          |           |          |           |          |          | \$2,730   |          |          |           |          |          | \$2,730                    |             |  |             |
| G2060                                                                                                                                                                          | 2927929 | Picnic Table, Metal Powder-Coated, Replace                                                | 20             | 5  | 15  | 3        | EA   | \$910.00     | \$2,730   |          |          |           |           |           |           |         |           |           |          |           |          |           |          |          | \$2,730   |          |          |           |          |          | \$2,730                    |             |  |             |
| G2080                                                                                                                                                                          | 2927991 | Irrigation System, Pop-Up Spray Heads, Commercial, Replace                                | 20             | 8  | 12  | 20800    | SF   | \$1.30       | \$27,040  |          |          |           |           |           |           |         |           |           |          |           |          | \$27,040  |          |          |           |          |          |           |          |          | \$27,040                   |             |  |             |
| G4050                                                                                                                                                                          | 2927996 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace               | 20             | 5  | 15  | 3        | EA   | \$5,460.00   | \$16,380  |          |          |           |           |           |           |         |           |           |          |           |          |           |          |          | \$16,380  |          |          |           |          |          | \$16,380                   |             |  |             |
| G4050                                                                                                                                                                          | 2927944 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                           | 20             | 3  | 17  | 22       | EA   | \$520.00     | \$11,440  |          |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          | \$11,440 |           |          |          | \$11,440                   |             |  |             |
| Totals, Unescalated                                                                                                                                                            |         |                                                                                           |                |    |     |          |      |              |           | \$33,800 | \$18,130 | \$131,820 | \$425,438 | \$94,900  | \$772,398 | \$8,190 | \$153,920 | \$325,858 | \$39,000 | \$127,530 | \$15,730 | \$208,520 | \$62,543 | \$54,340 | \$155,675 | \$15,210 | \$11,830 | \$120,991 | \$16,900 | \$46,670 |                            | \$2,839,393 |  |             |
| Totals, Escalated (3.0% inflation, compounded annually)                                                                                                                        |         |                                                                                           |                |    |     |          |      |              |           | \$33,800 | \$18,674 | \$139,848 | \$464,888 | \$106,811 | \$895,421 | \$9,779 | \$189,302 | \$412,787 | \$50,886 | \$171,390 | \$21,774 | \$297,300 | \$91,847 | \$82,194 | \$242,537 | \$24,408 | \$19,553 | \$205,979 | \$29,634 | \$84,291 |                            |             |  | \$3,593,101 |
| * Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost. |         |                                                                                           |                |    |     |          |      |              |           |          |          |           |           |           |           |         |           |           |          |           |          |           |          |          |           |          |          |           |          |          |                            |             |  |             |



# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Richard Bloom Tots' Park  
802 6<sup>th</sup> Street  
Oregon City, Oregon 97045

## PREPARED BY:

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

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## BV PROJECT #:

148392.21R000-033.017

## DATE OF REPORT:

July 16, 2021

## ON SITE DATE:

March 23, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Small neighborhood park                                                                                                                                      |
| Main Address                      | 802 6 <sup>th</sup> Street, Oregon City, Oregon 97045                                                                                                        |
| Site Developed                    | N/A                                                                                                                                                          |
| Lot Size                          | 0.19 acres (estimated)                                                                                                                                       |
| Number of Substantial Buildings   | None                                                                                                                                                         |
| Parking Spaces                    | N/A street parking                                                                                                                                           |
| Date(s) of Visit                  | March 25, 2021                                                                                                                                               |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orc.city.org">dconrad@orc.city.org</a>                       |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                   |
| Assessment and Report Prepared By | Rashad Alniai                                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |

## Park Findings and Deficiencies

### Historical Summary

Richard Bloom Tots' Park is located at 802 6<sup>th</sup> Street. Richard Bloom Tots' Park is located across from the Carnegie Center and very close to the library. The park consists of a playground and a small restroom structure.

### Site & Amenities

The restroom structure is completely abandoned and has not been used for a while, the door handle is broken at the west side restroom. Otherwise, the site amenities appear to be in good condition and conveys the impression of being well maintained.

### Recommended Additional Studies

No additional studies recommended at this time.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |              |                        |                       |                       |                         |                  |
|------------------------------|--------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                       | Immediate    | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Facade                       | -            | -                      | \$7,525               | -                     | \$10,113                | \$17,638         |
| Roofing                      | -            | -                      | \$3,849               | -                     | -                       | \$3,849          |
| Interiors                    | \$520        | -                      | -                     | -                     | -                       | \$520            |
| Plumbing                     | -            | -                      | -                     | \$8,385               | -                       | \$8,385          |
| Site Development             | -            | \$2,758                | \$5,575               | \$10,214              | \$62,482                | \$81,029         |
| Site Pavement                | -            | -                      | -                     | -                     | -                       | -                |
| <b>TOTALS</b>                | <b>\$600</b> | <b>\$2,800</b>         | <b>\$17,000</b>       | <b>\$18,600</b>       | <b>\$72,600</b>         | <b>\$111,600</b> |

## Immediate Needs

| Facility/Building | Total Items | Total Cost   |
|-------------------|-------------|--------------|
| Restroom Building | 1           | \$500        |
| <b>Total</b>      | <b>1</b>    | <b>\$500</b> |

### Restroom Building

| ID                     | Location                                     | Location Description | UF Code | Description                              | Condition | Plan Type             | Cost         |
|------------------------|----------------------------------------------|----------------------|---------|------------------------------------------|-----------|-----------------------|--------------|
| 2946852                | Richard Bloom Tots' Park / Restroom Building | Restroom             | C1030   | Door Hardware, School, per Door, Replace | Poor      | Performance/Integrity | \$500        |
| <b>Total (1 items)</b> |                                              |                      |         |                                          |           |                       | <b>\$500</b> |

Key Findings



**Door Hardware in Poor condition.**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$500

Uniformat Code: C1039

Recommendation: **Replace in 2021**

\$\$\$\$

Door hardware broken - AssetCALC ID: 2946852



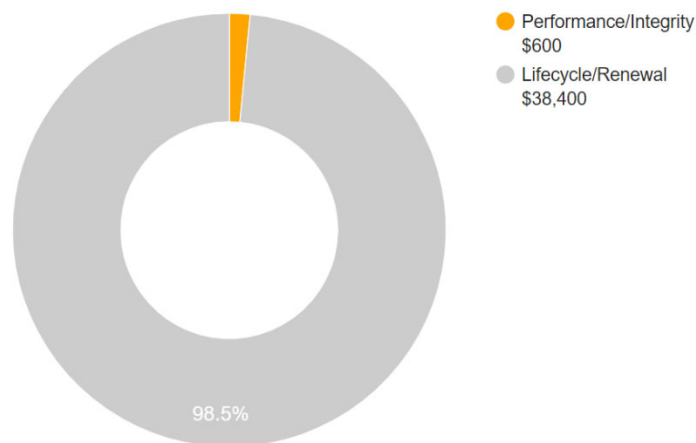
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

### Plan Type Descriptions

|                              |                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| <b>Environmental</b>         | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |
| <b>Retrofit/Adaptation</b>   | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$39,000

2. General Park Summary



| General Site Information     |                                                                                                  |          |           |
|------------------------------|--------------------------------------------------------------------------------------------------|----------|-----------|
| Asset                        | Description                                                                                      | Quantity | Condition |
| Play Structures              | Multi-Purpose, Medium                                                                            | 1 EA     | Good      |
| Play Structures              | Swing set, 2 seats                                                                               | 1 EA     | Good      |
| Trash Receptacle             | Portable, Light-Duty                                                                             | 3 EA     | Fair      |
| Trash Receptacle             | Heavy-Duty                                                                                       | 1 EA     | Fair      |
| Landscaping and Topography   | Limited landscaping features<br>Irrigation not present<br>Low to moderate site slopes throughout |          |           |
| On-Site Vehicular Paving     | Asphalt parking areas                                                                            |          |           |
| Pedestrian paving and Trails | Concrete sidewalks                                                                               |          |           |
| On-Site Amenities            | Wood Board fencing and a bench                                                                   |          |           |
| Ancillary Buildings          | Restroom structure                                                                               |          |           |

| General Site Information |                                                                                           |
|--------------------------|-------------------------------------------------------------------------------------------|
| Fields and Lots          | Play surfaces and play structures                                                         |
| Accessibility            | Presently it does not appear an accessibility study is needed for the general site areas. |
| Key Issues and Findings  | Abandoned restroom and broken door handle.                                                |

### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.



## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning systems or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Richard Bloom Tots' Park, 802 6<sup>th</sup> Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Rashad Alnial,  
Project Manager

**Reviewed by:**



---

Tammy Prusa,  
Technical Report Reviewer for  
James A. Cave,  
Program Manager  
[Jim.Cave@bvna.com](mailto:Jim.Cave@bvna.com)  
800.733.0660 x6554





|   |          |
|---|----------|
| 1 | OVERVIEW |
|---|----------|



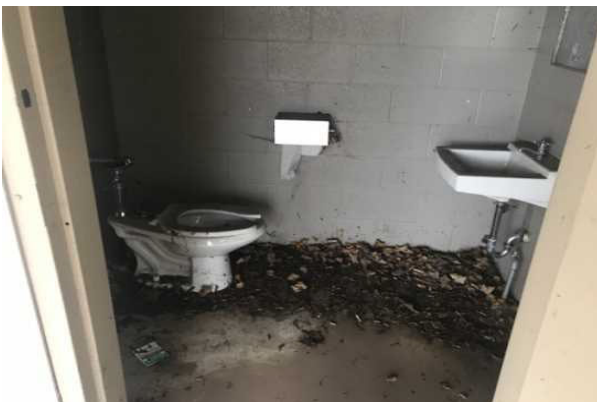
|   |            |
|---|------------|
| 2 | PLAYGROUND |
|---|------------|



|   |                    |
|---|--------------------|
| 3 | RESTROOM STRUCTURE |
|---|--------------------|



|   |      |
|---|------|
| 4 | ROOF |
|---|------|



|   |               |
|---|---------------|
| 5 | EAST RESTROOM |
|---|---------------|



|   |               |
|---|---------------|
| 6 | WEST RESTROOM |
|---|---------------|



7

PLAYGROUND



8

SWING SET



9

PARK BENCH



10

OVERVIEW OF PARKING AREA



11

WOOD BOARD FENCING



12

DOOR HARDWARE





**BUREAU  
VERITAS**

**Project Number**

148392.21R000-033.017

**Source**

Orcity.org

**Project Name**

Richard Bloom Tots' Park

**On-Site Date**

March 23, 2021



### PRE-SURVEY QUESTIONNAIRE

|                                                 |                          |
|-------------------------------------------------|--------------------------|
| <b>Name of Person Completing Questionnaire:</b> | N/A - Not returned to BV |
| <b>Association with Property:</b>               |                          |
| <b>Length of Association with Property:</b>     |                          |
| <b>Date Completed:</b>                          |                          |
| <b>Phone Number:</b>                            |                          |
| <b>Property Name:</b>                           |                          |
| <b>EMG Project Number:</b>                      |                          |

| Inspections |                                      | Date Last Inspected | List any Outstanding Repairs Required |
|-------------|--------------------------------------|---------------------|---------------------------------------|
| 1           | Elevators                            |                     |                                       |
| 2           | HVAC, Mechanical, Electric, Plumbing |                     |                                       |
| 3           | Life-Safety/Fire                     |                     |                                       |
| 4           | Roofs                                |                     |                                       |

| Question |                                                                                                                                              | Response |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 5        | List any major capital improvement within the last three years.                                                                              |          |
| 6        | List any major capital expenditures planned for the next year.                                                                               |          |
| 7        | What is the age of the roof(s)?                                                                                                              |          |
| 8        | What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace? |          |

| Question |                                                                                                | Yes | No | Unk | N/A | Comments |
|----------|------------------------------------------------------------------------------------------------|-----|----|-----|-----|----------|
| 9        | Are there any unresolved building, fire, or zoning code issues?                                |     |    |     |     |          |
| 10       | Are there any "down" or unusable units?                                                        |     |    |     |     |          |
| 11       | Are there any problems with erosion, stormwater drainage or areas of paving that do not drain? |     |    |     |     |          |
| 12       | Is the property served by a private water well?                                                |     |    |     |     |          |
| 13       | Is the property served by a private septic system or other waste treatment systems?            |     |    |     |     |          |
| 14       | Are there any problems with foundations or structures?                                         |     |    |     |     |          |
| 15       | Is there any water infiltration in basements or crawl spaces?                                  |     |    |     |     |          |
| 16       | Are there any wall, or window leaks?                                                           |     |    |     |     |          |
| 17       | Are there any roof leaks?                                                                      |     |    |     |     |          |
| 18       | Is the roofing covered by a warranty or bond?                                                  |     |    |     |     |          |
| 19       | Are there any poorly insulated areas?                                                          |     |    |     |     |          |
| 20       | Is Fire Retardant Treated (FRT) plywood used?                                                  |     |    |     |     |          |

| PRE-SURVEY QUESTIONNAIRE |                                                                                    |     |    |     |     |          |
|--------------------------|------------------------------------------------------------------------------------|-----|----|-----|-----|----------|
|                          | Question                                                                           | Yes | No | Unk | N/A | Comments |
| 21                       | Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used? |     |    |     |     |          |
| 22                       | Are there any problems with the utilities, such as inadequate capacities?          |     |    |     |     |          |
| 23                       | Are there any problems with the landscape irrigation systems?                      |     |    |     |     |          |
| 24                       | Has a termite/wood boring insect inspection been performed within the last year?   |     |    |     |     |          |
| 25                       | Do any of the HVAC systems use R-11, 12, or 22 refrigerants?                       |     |    |     |     |          |
| 26                       | Has any part of the property ever contained visible suspect mold growth?           |     |    |     |     |          |
| 27                       | Is there a mold Operations and Maintenance Plan?                                   |     |    |     |     |          |
| 28                       | Have there been indoor air quality or mold related complaints from tenants?        |     |    |     |     |          |
| 29                       | Is polybutylene piping used?                                                       |     |    |     |     |          |
| 30                       | Are there any plumbing leaks or water pressure problems?                           |     |    |     |     |          |
| 31                       | Are there any leaks or pressure problems with natural gas service?                 |     |    |     |     |          |
| 32                       | Does any part of the electrical system use aluminum wiring?                        |     |    |     |     |          |
| 33                       | Do Residential units have a less than 60-Amp service?                              |     |    |     |     |          |
| 34                       | Do Commercial units have less than 200-Amp service?                                |     |    |     |     |          |
| 35                       | Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?           |     |    |     |     |          |
| 36                       | Is there any pending litigation concerning the property?                           |     |    |     |     |          |
| 37                       | Has the management previously completed an ADA review?                             |     |    |     |     |          |
| 38                       | Have any ADA improvements been made to the property?                               |     |    |     |     |          |
| 39                       | Does a Barrier Removal Plan exist for the property?                                |     |    |     |     |          |
| 40                       | Has the Barrier Removal Plan been approved by an arms-length third party?          |     |    |     |     |          |
| 41                       | Has building ownership or management received any ADA related complaints?          |     |    |     |     |          |
| 42                       | Does elevator equipment require upgrades to meet ADA standards?                    |     |    |     |     |          |
| 43                       | Are there any problems with exterior lighting?                                     |     |    |     |     |          |
| 44                       | Are there any other significant issues/hazards with the property?                  |     |    |     |     |          |



| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Richard Bloom Tots' Park

BV Project Number: 148392.21R000-033.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✗  |    |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✗  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | ✗  |    |          |

## Abbreviated Accessibility Checklist

## Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does the required number of standard ADA designated spaces appear to be provided ?          |     |    | ×  |          |
| 2        | Does the required number of van-accessible designated spaces appear to be provided ?        |     |    | ×  |          |
| 3        | Are accessible spaces on the shortest accessible route to an accessible building entrance ? |     |    | ×  |          |
| 4        | Does parking signage include the International Symbol of Accessibility ?                    |     |    | ×  |          |
| 5        | Does each accessible space have an adjacent access aisle ?                                  |     |    | ×  |          |
| 6        | Do parking spaces and access aisles appear to be relatively level and without obstruction ? |     |    | ×  |          |

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

| Question |                                                                                                                                                                            | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?                                       | ✗   |    |    |          |
| 2        | Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ? | ✗   |    |    |          |
| 3        | Are curb ramps present at transitions through raised curbs on all accessible routes?                                                                                       | ✗   |    |    |          |
| 4        | Do curb ramps appear to have compliant slopes for all components ?                                                                                                         |     |    | ✗  |          |
| 5        | Do ramp runs on an accessible route appear to have compliant slopes ?                                                                                                      |     |    | ✗  |          |
| 6        | Do ramp runs on an accessible route appear to have a compliant rise and width ?                                                                                            |     |    | ✗  |          |

|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |



## Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

| Question |                                                                                                     | Yes | No | NA | Comments |
|----------|-----------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do a sufficient number of accessible entrances appear to be provided ?                              |     |    | ×  |          |
| 2        | If the main entrance is not accessible, is an alternate accessible entrance provided?               |     |    | ×  |          |
| 3        | Is signage provided indicating the location of alternate accessible entrances ?                     |     |    | ×  |          |
| 4        | Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ? |     |    | ×  |          |
| 5        | Do doors at accessible entrances appear to have compliant hardware ?                                |     |    | ×  |          |
| 6        | Do doors at accessible entrances appear to have a compliant clear opening width ?                   |     |    | ×  |          |

|   |                                                                                                       |  |  |   |  |
|---|-------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ? |  |  | × |  |
| 8 | Do thresholds at accessible entrances appear to have a compliant height ?                             |  |  | × |  |

# Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

| Question |                                                                                        | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does an accessible route appear to connect all public areas inside the building ?      |     |    | ✗  |          |
| 2        | Do accessible routes appear free of obstructions and/or protruding objects ?           |     |    | ✗  |          |
| 3        | Do ramps on accessible routes appear to have compliant slopes ?                        |     |    | ✗  |          |
| 4        | Do ramp runs on an accessible route appear to have a compliant rise and width ?        |     |    | ✗  |          |
| 5        | Do ramps on accessible routes appear to have compliant end and intermediate landings ? |     |    | ✗  |          |
| 6        | Do ramps on accessible routes appear to have compliant handrails ?                     |     |    | ✗  |          |

|    |                                                                                                                       |  |  |   |  |
|----|-----------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7  | Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ? |  |  | X |  |
| 8  | Do public transaction areas have an accessible, lowered service counter section ?                                     |  |  | X |  |
| 9  | Do public telephones appear mounted with an accessible height and location ?                                          |  |  | X |  |
| 10 | Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?             |  |  | X |  |
| 11 | Do doors at interior accessible routes appear to have compliant hardware ?                                            |  |  | X |  |
| 12 | Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?  |  |  | X |  |
| 13 | Do doors on interior accessible routes appear to have a compliant clear opening width ?                               |  |  | X |  |

## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |



|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms



Toilet stall overview



Sink, faucet handles and/or accessories

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?         | ✗   |    |    |          |
| 2        | Does the lavatory appear to be mounted at a compliant height and with compliant knee area ? | ✗   |    |    |          |
| 3        | Does the lavatory faucet have compliant handles ?                                           | ✗   |    |    |          |
| 4        | Is the plumbing piping under lavatories configured to protect against contact ?             | ✗   |    |    |          |
| 5        | Are grab bars provided at compliant locations around the toilet ?                           | ✗   |    |    |          |
| 6        | Do toilet stall doors appear to provide the minimum compliant clear width ?                 | ✗   |    |    |          |

|   |                                                                                                                                                                        |   |  |  |  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--|--|--|
| 7 | Do toilet stalls appear to provide the minimum compliant clear floor area ?                                                                                            | X |  |  |  |
| 8 | Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ? | X |  |  |  |
| 9 | Do accessories and mirrors appear to be mounted at a compliant height ?                                                                                                | X |  |  |  |

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

| Question |                                                                                                         | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ? |     |    | ✗  |          |
| 2        | Are the appliances centered for a parallel or forward approach with adequate clear floor space ?        |     |    | ✗  |          |
| 3        | Is there an accessible countertop/preparation space of proper width and height ?                        |     |    | ✗  |          |
| 4        | Is there an accessible sink space of proper width and height ?                                          |     |    | ✗  |          |
| 5        | Does the sink faucet have compliant handles ?                                                           |     |    | ✗  |          |
| 6        | Is the plumbing piping under the sink configured to protect against contact ?                           |     |    | ✗  |          |

|   |                                                                                                                     |  |  |   |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  | X |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|

Item 9b.



## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools



Accessible route to playground/pool



Overview of playground/pool

| Question |                                                                         | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is there an accessible route to the play area / s?                      | ✗   |    |    |          |
| 2        | Has the play area been reviewed for accessibility ?                     |     | ✗  |    |          |
| 3        | Are publicly accessible swimming pools equipped with an entrance lift ? |     |    | ✗  |          |

| UF L3 Code                               | Location          | Condition | Asset/Component/Repair                                                | Quantity | RUL | ID      |
|------------------------------------------|-------------------|-----------|-----------------------------------------------------------------------|----------|-----|---------|
| Facade                                   |                   |           |                                                                       |          |     |         |
| B2010                                    | Building exterior | Fair      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 675 SF   | 5   | 2946873 |
| Pedestrian Plazas & Walkways             |                   |           |                                                                       |          |     |         |
| G2030                                    | Site              | Fair      | Sidewalk, Concrete, Small Areas/Sections                              | 750 SF   | 25  | 2946886 |
| Athletic, Recreational & Playfield Areas |                   |           |                                                                       |          |     |         |
| G2050                                    | Playground        | Good      | Play Structure, Multipurpose, Medium                                  | 1        | 15  | 2946851 |
| G2050                                    | Playground        | Fair      | Playfield Surfaces, Chips Wood, 6" Depth                              | 1,000 SF | 2   | 2946854 |
| G2050                                    | Site              | Good      | Play Structure, Swing Set, 4 Seats                                    | 1        | 15  | 2946846 |
| Sitework                                 |                   |           |                                                                       |          |     |         |
| G2060                                    | Site              | Fair      | Fences & Gates, Fence, Wood Board 6'                                  | 100 LF   | 7   | 2946848 |
| G2060                                    | Site              | Fair      | Park Bench, Wood                                                      | 2        | 5   | 2946853 |
| G2060                                    | Site              | Fair      | Trash Receptacle, Heavy-Duty Fixed Concrete                           | 1        | 10  | 2946850 |

Component Condition Report | Richard Bloom Tots’ Park / Restroom Building

| UF L3 Code | Location | Condition | Asset/Component/Repair                                     | Quantity | RUL | ID      |
|------------|----------|-----------|------------------------------------------------------------|----------|-----|---------|
| Facade     |          |           |                                                            |          |     |         |
| B2010      | Restroom | Fair      | Exterior Walls, Walls and soffit, Prep & Paint             | 1,050 SF | 3   | 2946847 |
| Roofing    |          |           |                                                            |          |     |         |
| B3010      | Restroom | Fair      | Roofing, Asphalt Shingle, 20-Year Standard                 | 500 SF   | 4   | 2946875 |
| Interiors  |          |           |                                                            |          |     |         |
| C1030      | Restroom | Poor      | Door Hardware, School, per Door                            | 1        | 0   | 2946852 |
| Plumbing   |          |           |                                                            |          |     |         |
| D2010      | Restroom | Fair      | Toilet, Commercial Water Closet                            | 2        | 10  | 2946872 |
| D2010      | Restroom | Fair      | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China | 2        | 10  | 2946874 |

7/16/2021

| Location                                     | 2021  | 2022 | 2023    | 2024    | 2025    | 2026    | 2027 | 2028    | 2029    | 2030 | 2031     | 2032    | 2033 | 2034    | 2035    | 2036     | 2037 | 2038    | 2039 | 2040 | 2041    | Total Escalated Estimate |
|----------------------------------------------|-------|------|---------|---------|---------|---------|------|---------|---------|------|----------|---------|------|---------|---------|----------|------|---------|------|------|---------|--------------------------|
| Richard Bloom Tots' Park                     | \$0   | \$0  | \$2,758 | \$0     | \$0     | \$8,628 | \$0  | \$4,477 | \$3,294 | \$0  | \$2,446  | \$3,599 | \$0  | \$0     | \$3,933 | \$50,061 | \$0  | \$4,297 | \$0  | \$0  | \$4,696 | \$88,189                 |
| Richard Bloom Tots' Park / Restroom Building | \$520 | \$0  | \$0     | \$4,475 | \$3,849 | \$0     | \$0  | \$0     | \$0     | \$0  | \$8,386  | \$0     | \$0  | \$6,014 | \$0     | \$0      | \$0  | \$0     | \$0  | \$0  | \$0     | \$23,244                 |
| Grand Total                                  | \$520 | \$0  | \$2,758 | \$4,475 | \$3,849 | \$8,628 | \$0  | \$4,477 | \$3,294 | \$0  | \$10,832 | \$3,599 | \$0  | \$6,014 | \$3,933 | \$50,061 | \$0  | \$4,297 | \$0  | \$0  | \$4,696 | \$111,433                |

| Richard Bloom Tots' Park                                |         |                                                                       |                |    |     |      |          |      |             |          |      |      |         |      |      |         |      |         |         |      |         |         |      |      |         |          |      |         |      |      |         |                            |          |
|---------------------------------------------------------|---------|-----------------------------------------------------------------------|----------------|----|-----|------|----------|------|-------------|----------|------|------|---------|------|------|---------|------|---------|---------|------|---------|---------|------|------|---------|----------|------|---------|------|------|---------|----------------------------|----------|
| Uniformat Code                                          | ID      | Cost Description                                                      | Lifespan (EUL) | E  | Age | RUL  | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023    | 2024 | 2025 | 2026    | 2027 | 2028    | 2029    | 2030 | 2031    | 2032    | 2033 | 2034 | 2035    | 2036     | 2037 | 2038    | 2039 | 2040 | 2041    | Deficiency Repair Estimate |          |
| B2010                                                   | 2946873 | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 10             | 5  | 5   | 675  | SF       |      | \$3.90      | \$2,633  |      |      |         |      |      | \$2,633 |      |         |         |      |         |         |      |      |         | \$2,633  |      |         |      |      |         |                            | \$5,265  |
| G2050                                                   | 2946854 | Playfield Surfaces, Chips Wood, 6" Depth, Replace                     | 3              | 1  | 2   | 1000 | SF       |      | \$2.60      | \$2,600  |      |      | \$2,600 |      |      | \$2,600 |      |         | \$2,600 |      |         | \$2,600 |      |      |         | \$2,600  |      | \$2,600 |      |      |         | \$2,600                    | \$18,200 |
| G2050                                                   | 2946851 | Play Structure, Multipurpose, Medium, Replace                         | 20             | 5  | 15  | 1    | EA       |      | \$26,000.00 | \$26,000 |      |      |         |      |      |         |      |         |         |      |         |         |      |      |         | \$26,000 |      |         |      |      |         |                            | \$26,000 |
| G2050                                                   | 2946846 | Play Structure, Swing Set, 4 Seats, Replace                           | 20             | 5  | 15  | 1    | EA       |      | \$3,500.00  | \$3,500  |      |      |         |      |      |         |      |         |         |      |         |         |      |      |         | \$3,500  |      |         |      |      |         |                            | \$3,500  |
| G2060                                                   | 2946853 | Park Bench, Wood, Replace                                             | 20             | 15 | 5   | 2    | EA       |      | \$1,105.00  | \$2,210  |      |      |         |      |      | \$2,210 |      |         |         |      |         |         |      |      |         |          |      |         |      |      |         |                            | \$2,210  |
| G2060                                                   | 2946848 | Fences & Gates, Fence, Wood Board 6', Replace                         | 20             | 13 | 7   | 100  | LF       |      | \$36.40     | \$3,640  |      |      |         |      |      |         |      | \$3,640 |         |      |         |         |      |      |         |          |      |         |      |      |         |                            | \$3,640  |
| G2060                                                   | 2946850 | Trash Receptacle, Heavy-Duty Fixed Concrete, Replace                  | 25             | 15 | 10  | 1    | EA       |      | \$1,820.00  | \$1,820  |      |      |         |      |      |         |      |         |         |      | \$1,820 |         |      |      |         |          |      |         |      |      |         |                            | \$1,820  |
| Totals, Unescalated                                     |         |                                                                       |                |    |     |      |          |      |             |          | \$0  | \$0  | \$2,600 | \$0  | \$0  | \$7,443 | \$0  | \$3,640 | \$2,600 | \$0  | \$1,820 | \$2,600 | \$0  | \$0  | \$2,600 | \$32,133 | \$0  | \$2,600 | \$0  | \$0  | \$2,600 | \$60,635                   |          |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                       |                |    |     |      |          |      |             |          | \$0  | \$0  | \$2,758 | \$0  | \$0  | \$8,628 | \$0  | \$4,477 | \$3,294 | \$0  | \$2,446 | \$3,599 | \$0  | \$0  | \$3,933 | \$50,061 | \$0  | \$4,297 | \$0  | \$0  | \$4,696 | \$88,189                   |          |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

| Richard Bloom Tots' Park / Restroom Building            |         |                                                                     |                |    |     |      |          |      |             |          |       |      |      |         |         |      |      |      |      |      |         |         |      |         |      |      |      |      |      |      |      |                            |          |
|---------------------------------------------------------|---------|---------------------------------------------------------------------|----------------|----|-----|------|----------|------|-------------|----------|-------|------|------|---------|---------|------|------|------|------|------|---------|---------|------|---------|------|------|------|------|------|------|------|----------------------------|----------|
| Unifformat Code                                         | ID      | Cost Description                                                    | Lifespan (EUL) | E  | Age | RUL  | Quantity | Unit | Unit Cost * | Subtotal | 2021  | 2022 | 2023 | 2024    | 2025    | 2026 | 2027 | 2028 | 2029 | 2030 | 2031    | 2032    | 2033 | 2034    | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | Deficiency Repair Estimate |          |
| B2010                                                   | 2946847 | Exterior Walls, Walls and soffit, Prep & Paint                      | 10             | 7  | 3   | 1050 | SF       |      | \$3.90      | \$4,095  |       |      |      | \$4,095 |         |      |      |      |      |      |         |         |      | \$4,095 |      |      |      |      |      |      |      |                            | \$8,190  |
| B3010                                                   | 2946875 | Roofing, Asphalt Shingle, 20-Year Standard, Replace                 | 20             | 16 | 4   | 500  | SF       |      | \$6.84      | \$3,420  |       |      |      |         | \$3,420 |      |      |      |      |      |         |         |      |         |      |      |      |      |      |      |      |                            | \$3,420  |
| C1030                                                   | 2946852 | Door Hardware, School, per Door, Replace                            | 30             | 30 | 0   | 1    | EA       |      | \$520.00    | \$520    | \$520 |      |      |         |         |      |      |      |      |      |         |         |      |         |      |      |      |      |      |      |      |                            | \$520    |
| D2010                                                   | 2946872 | Toilet, Commercial Water Closet, Replace                            | 30             | 20 | 10  | 2    | EA       |      | \$1,690.00  | \$3,380  |       |      |      |         |         |      |      |      |      |      |         | \$3,380 |      |         |      |      |      |      |      |      |      |                            | \$3,380  |
| D2010                                                   | 2946874 | Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace | 30             | 20 | 10  | 2    | EA       |      | \$1,430.00  | \$2,860  |       |      |      |         |         |      |      |      |      |      |         |         |      | \$2,860 |      |      |      |      |      |      |      |                            | \$2,860  |
| Totals, Unescalated                                     |         |                                                                     |                |    |     |      |          |      |             |          | \$520 | \$0  | \$0  | \$4,095 | \$3,420 | \$0  | \$0  | \$0  | \$0  | \$0  | \$6,240 | \$0     | \$0  | \$4,095 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0                        | \$18,370 |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                     |                |    |     |      |          |      |             |          | \$520 | \$0  | \$0  | \$4,475 | \$3,849 | \$0  | \$0  | \$0  | \$0  | \$0  | \$8,386 | \$0     | \$0  | \$6,014 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0                        | \$23,244 |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



**BUREAU  
VERITAS**



Rivercrest Park  
131 Park Drive,  
Oregon City, Oregon 97045

## **PREPARED BY:**

*Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

## **BV CONTACT:**

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800.733.0660 x6554  
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## **BV PROJECT #:**

*148392.21R000-034.021*

## **DATE OF REPORT:**

*April 7, 2021*

## **ON SITE DATE:**

*March 25, 2021*

**Bureau Veritas**

## 1. Executive Summary

### Park Overview and Assessment Details

| General Information               |                                                                                                                                                                     |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community park                                                                                                                                                      |
| Main Address                      | 131 Park Drive, Oregon City, Oregon 97045                                                                                                                           |
| Site Developed                    | Unknown but more than 10 years old                                                                                                                                  |
| Lot Size                          | 6.5 acres (estimated)                                                                                                                                               |
| Number of Substantial Buildings   | 1                                                                                                                                                                   |
| Parking Spaces                    | 26 total street parking spaces around the perimeter or parks; 4 of which are accessible.                                                                            |
| Date(s) of Visit                  | March 25, 2021                                                                                                                                                      |
| Management Point of Contact       | Oregon City, Denise Conrad, Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orc.city.oregon.or.us">dconrad@orc.city.oregon.or.us</a> |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                          |
| Assessment and Report Prepared By | Rashad Alniai and Bhaskar Ale                                                                                                                                       |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for<br>Jim Cave<br>Program Manager<br><a href="mailto:jim.cave@bvna.com">jim.cave@bvna.com</a><br>800.733.0660 x6554         |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                            |



## Park Findings and Deficiencies

### Historical Summary

Rivercrest Park is located in the city of Oregon City at the intersection of Park Avenue and Harding Boulevard. The park includes a spray park, tennis courts, basketball courts, softball diamonds, playgrounds, picnic shelters, picnic tables, and restroom building.

### Architectural

The only building onsite was a CMU framed restroom building. No issues were observed with the metal roof.

No issues were observed with the picnic shelters either.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

There was no heating or cooling onsite at the restroom building. The only ventilation was provided by wall mounted exhaust fans.

There was hot water provided to the restrooms by electric water heater located in the restroom storage. No issues were observed with the spray park equipment and controls inside the building.

### Site and Amenities

There were two picnic tables that were showing significant wearing and deterioration. The park benches were also worn out and will need replacement.

A significant concrete crack was observed near the bench on the tennis court. It will need to be sealed and regraded to prevent trip hazards on the playing surface.

### Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |                |                        |                       |                       |                         |                  |
|------------------------------|----------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                       | Immediate      | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Facade                       | -              | -                      | -                     | -                     | \$44,282                | \$44,282         |
| Roofing                      | -              | -                      | -                     | \$2,358               | \$113,554               | \$115,912        |
| Interiors                    | -              | -                      | \$1,316               | -                     | \$1,769                 | \$3,085          |
| Plumbing                     | -              | -                      | \$1,356               | \$95,510              | \$47,614                | \$144,480        |
| HVAC                         | -              | -                      | -                     | \$5,763               | -                       | \$5,763          |
| Electrical                   | -              | -                      | -                     | \$12,579              | \$4,050                 | \$16,629         |
| Special Construction & Demo  | -              | -                      | -                     | -                     | \$43,037                | \$43,037         |
| Site Development             | -              | \$6,370                | \$9,283               | \$49,088              | \$340,767               | \$405,508        |
| Site Pavement                | -              | -                      | -                     | -                     | \$85,065                | \$85,065         |
| Site Utilities               | -              | -                      | \$2,411               | -                     | -                       | \$2,411          |
| Accessibility                | \$9,750        | -                      | -                     | -                     | -                       | \$9,750          |
| <b>TOTALS</b>                | <b>\$9,800</b> | <b>\$6,400</b>         | <b>\$14,400</b>       | <b>\$165,300</b>      | <b>\$680,200</b>        | <b>\$876,100</b> |

Item 9b.

Immediate Needs

| Facility/Building | Total Items | Total Cost |
|-------------------|-------------|------------|
| Rivercrest Park   | 1           | \$9,800    |
| Total             | 1           | \$9,800    |

Rivercrest Park

| ID              | Location        | Location Description | UF Code | Description                                                                | Condition | Plan Type     | Cost    |
|-----------------|-----------------|----------------------|---------|----------------------------------------------------------------------------|-----------|---------------|---------|
| 2944920         | Rivercrest Park | Playground           | Y1090   | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | NA        | Accessibility | \$9,800 |
| Total (1 items) |                 |                      |         |                                                                            |           |               | \$9,800 |

## Key Findings

☒ Include/Exclude**Athletic Surfaces & Courts** in **Poor** condition.

Tennis court, Concrete Pavement (Uniformat Code: G2050)

Rivercrest Park Tennis Court

Recommendation: **Replace/Install** in 2023.

Small area in tennis court showing signs of cracks and failure.

AssetCalc ID: 2942450

Priority Score **82.7**Plan Type:  
Performance/Integrity

Cost Estimate: \$ 1,500

\$\$\$

☒ Include/Exclude**Park Bench** in **Poor** condition.

Wood (Uniformat Code: G2060)

Rivercrest Park Site

Recommendation: **Replace** in 2022.

Benches are worn out and needs to be replaced in the near future.

AssetCalc ID: 2942459

Priority Score **81.8**Plan Type:  
Performance/Integrity

Cost Estimate: \$ 3,100

\$\$\$

☒ Include/Exclude**Picnic Table** in **Poor** condition.

Wood (Uniformat Code: G2060)

Rivercrest Park Site

Recommendation: **Replace** in 2022.

Picnic tables showing signs of wearing and deterioration.

AssetCalc ID: 2942480

Priority Score **81.8**Plan Type:  
Performance/Integrity

Cost Estimate: \$ 1,600

\$\$\$

☒ Include/Exclude**ADA Miscellaneous**

Level III Study, Includes Measurements (Uniformat Code: Y1090)

Rivercrest Park Playground

Recommendation: **Evaluate/Report** in 2021.

ADA Study recommended for access to the playground.

AssetCalc ID: 2944920

Priority Score **63.9**

Plan Type: Accessibility

Cost Estimate: \$ 9,800

\$\$\$

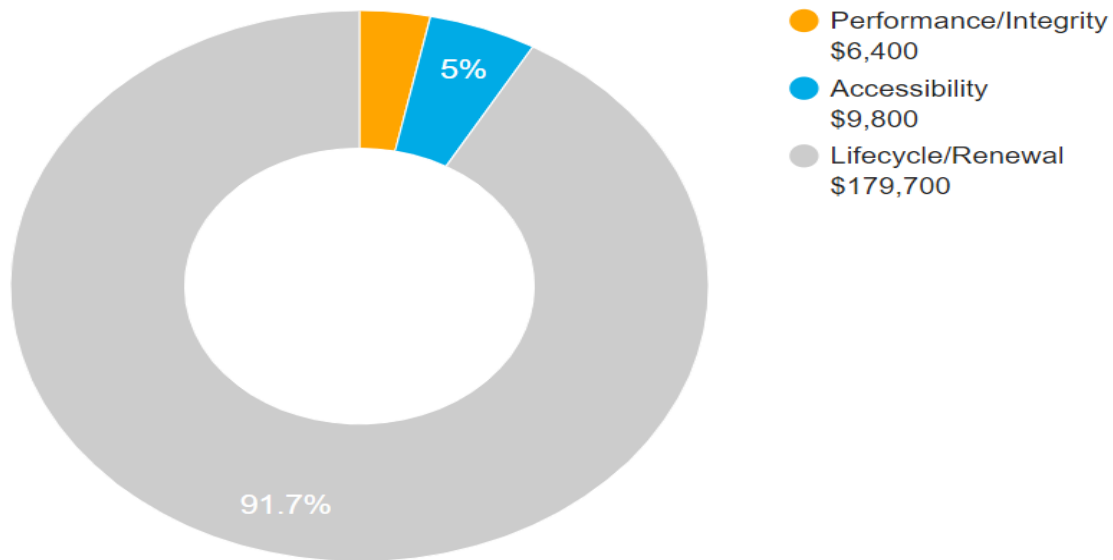
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

### Plan Type Descriptions

|                              |                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| <b>Environmental</b>         | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |
| <b>Retrofit/Adaptation</b>   | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$195,900**

## 2. Restroom Building



### Restroom Building: Systems Summary

| <b>Address</b>               | 131 Park Drive, Oregon City, Oregon 97045                                                                                                   |                  |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>Constructed/Renovated</b> | Unknown                                                                                                                                     |                  |
| <b>Building Size</b>         | 1,200 SF                                                                                                                                    |                  |
| <b>Number of Stories</b>     | 1                                                                                                                                           |                  |
| <i>System</i>                | <i>Description</i>                                                                                                                          | <i>Condition</i> |
| <b>Structure</b>             | Masonry bearing walls and wood-framed roofs                                                                                                 | Good             |
| <b>Façade</b>                | Wood siding with no windows                                                                                                                 | Fair             |
| <b>Roof</b>                  | Primary: Gable construction with metal finish                                                                                               | Fair             |
| <b>Interiors</b>             | Walls: Painted CMU, ceramic<br>Floors: Concrete<br>Ceilings: Unfinished/exposed                                                             | Fair             |
| <b>Elevators</b>             | None                                                                                                                                        | --               |
| <b>Plumbing</b>              | Copper supply and cast iron waste and venting<br>Electric water heater<br>Drinking fountain<br>Toilets, urinals, and sinks in all restrooms | Fair             |



## Restroom Building: Systems Summary

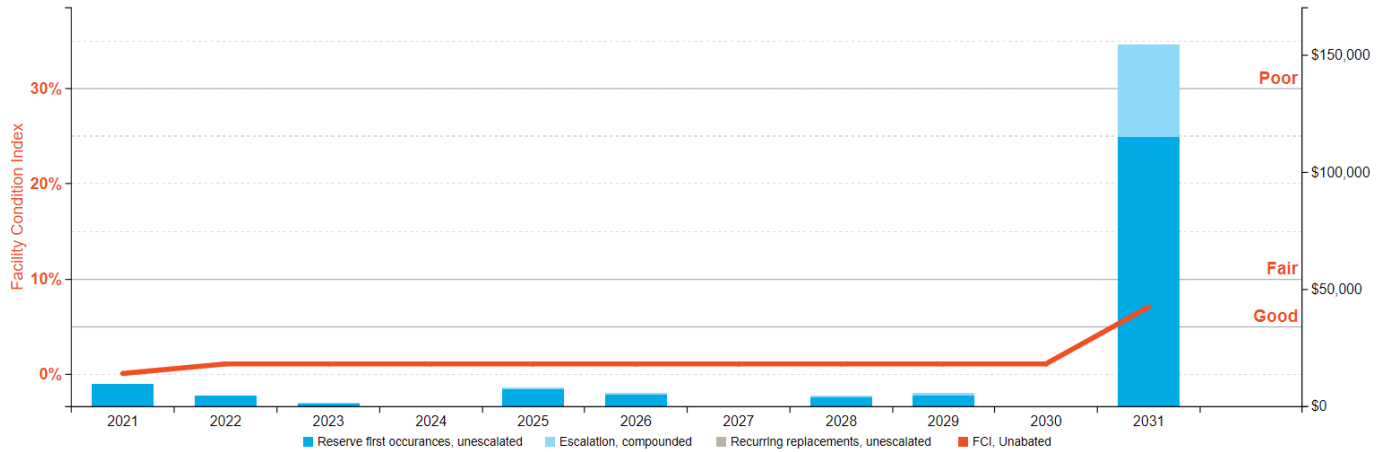
|                                |                                                                                                    |      |
|--------------------------------|----------------------------------------------------------------------------------------------------|------|
| <b>HVAC</b>                    | Bathroom exhaust fans                                                                              | Fair |
| <b>Fire Suppression</b>        | None                                                                                               | --   |
| <b>Electrical</b>              | Source & Distribution: Main panel with copper wiring<br>Interior Lighting: T-8,<br>Emergency: None | Fair |
| <b>Fire Alarm</b>              | None                                                                                               | --   |
| <b>Equipment/Special</b>       | Spray park equipment                                                                               | Fair |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building.                   |      |
| <b>Key Issues and Findings</b> | No major issues                                                                                    |      |

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Restroom Building: Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Rivercrest Park

▲ Replacement Value: \$ 2,910,000; Inflation rate: 3.0%



### 3. General Park Summary



| General Site Information                  |                                                                                                  |          |           |
|-------------------------------------------|--------------------------------------------------------------------------------------------------|----------|-----------|
| Asset                                     | Description                                                                                      | Quantity | Condition |
| <b>Play Structures</b>                    | Swing sets and multi-purpose                                                                     | 4 EA     | Fair      |
| <b>Basketball Court and Tennis Courts</b> | Concrete pavement                                                                                | 1,800 SF | Fair      |
| <b>Gazebos</b>                            | Metal and wood framed                                                                            | 850 SF   | Fair      |
| <b>Softball field</b>                     | Dugout benches                                                                                   | 2 EA     | Fair      |
| <b>Landscaping and Topography</b>         | Limited landscaping features<br>Irrigation not present<br>Low to moderate site slopes throughout |          |           |
| <b>On-Site Vehicular Paving</b>           | Asphalt street parking areas with concrete parking curbs                                         |          |           |
| <b>Pedestrian paving and Trails</b>       | Concrete sidewalks                                                                               |          |           |
| <b>On-Site Amenities</b>                  | Chain link fencing, picnic tables, benches                                                       |          |           |
| <b>Ancillary Buildings</b>                | Gazebos Shelters                                                                                 |          |           |

| General Site Information |                                                                                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Fields and Lots          | Unimproved play fields, Baseball fields, dugouts and fencing, , play structure and other play elements                                              |
| Storm Water Management   | Surface drainage to developed surroundings                                                                                                          |
| Accessibility            | Potential moderate/major issues have been identified associated with the general site areas and a detailed accessibility study is recommended.<br>. |
| Key Issues and Findings  | ADA paths of travel to playground, worn out bench and picnic table, cracked concrete on tennis court.                                               |

## 4. Property Space Use and Observed Areas

### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

### Key Spaces Not Observed

All key areas of the property were accessible and observed.



## 5. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables // checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The park original construction is UNKNOWN.

The following table summarizes the accessibility conditions of the general site and at each major building within the park:

| Park: Accessibility Summary |                          |                          |                                    |
|-----------------------------|--------------------------|--------------------------|------------------------------------|
| Facility                    | Year Built/<br>Renovated | Prior Study<br>Provided? | Major/Moderate<br>Issues Observed? |
| Restroom Building           | UNKNOWN                  | No                       | No                                 |
| General Park                | UNKNOWN                  | No                       | Yes                                |

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings and/or amenities identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 6. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.



Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 8. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rivercrest Park, 131 Park Drive, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Rashad Alnial and Bhaskar Ale,  
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1

OVERALL



2

FRONT ELEVATION



3

LEFT ELEVATION



4

REAR ELEVATION



5

RIGHT ELEVATION



6

GAZEBO STRUCTURE





7

METAL ROOF



8

RESTROOM



9

WATER HEATER, ELECTRIC



10

SPRAY PARK EQUIPMENT



11

EXHAUST FAN



12

PANEL



13

INTERIOR LIGHTING



14

EXTERIOR LIGHT



15

BASKETBALL COURT



16

TENNIS COURT



17

PLAY STRUCTURE



18

SPRAY PARK





19

FENCES



20

PICNIC TABLE



21

TRASH RECEPTACLE



22

FLAGPOLE



23

SOFTBALL AREA



24

LANDSCAPING



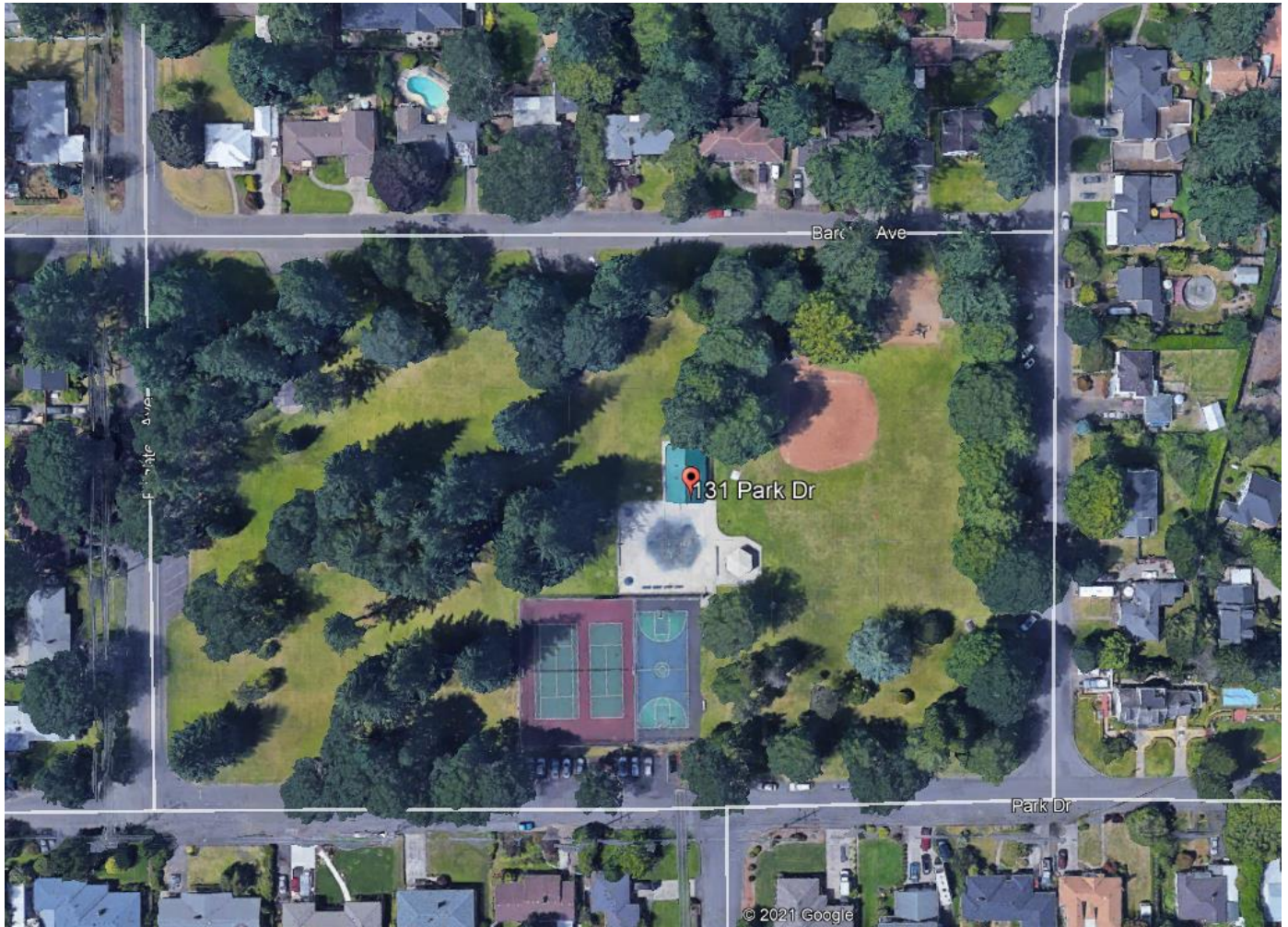
|    |                |
|----|----------------|
| 25 | STREET PARKING |
|----|----------------|



|    |       |
|----|-------|
| 26 | TRASH |
|----|-------|



## Aerial Site Plan



**BUREAU  
VERITAS**

**Project Number**

148392.21R000-034.017

**Source**

Google

**Project Name**

Rivercrest Park  
City of Oregon City

**On-Site Date**

March 25, 2021





## Site Plan



**BUREAU  
VERITAS**

## Project Number

148392.21R000-034.017

## Source

Client

## Project Name

Rivercrest Park  
City of Oregon City

## On-Site Date

March 25, 2021



**Visual Checklist - 2010 ADA Standards for Accessible Design****Property Name:** Rivercrest Park**BV Project Number:** 148392.21R-00 - 034.017**Abbreviated Accessibility Checklist**

## Facility History &amp; Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| <b>1</b> | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✕  |    |          |
| <b>2</b> | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✕  |          |
| <b>3</b> | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | ✕  |    |          |



## Abbreviated Accessibility Checklist

## Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does the required number of standard ADA designated spaces appear to be provided ?          | ✗   |    |    |          |
| 2        | Does the required number of van-accessible designated spaces appear to be provided ?        | ✗   |    |    |          |
| 3        | Are accessible spaces on the shortest accessible route to an accessible building entrance ? | ✗   |    |    |          |
| 4        | Does parking signage include the International Symbol of Accessibility ?                    | ✗   |    |    |          |
| 5        | Does each accessible space have an adjacent access aisle ?                                  | ✗   |    |    |          |
| 6        | Do parking spaces and access aisles appear to be relatively level and without obstruction ? | ✗   |    |    |          |

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

| Question |                                                                                                                                                                            | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?                                       | ✗   |    |    |          |
| 2        | Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ? | ✗   |    |    |          |
| 3        | Are curb ramps present at transitions through raised curbs on all accessible routes?                                                                                       | ✗   |    |    |          |
| 4        | Do curb ramps appear to have compliant slopes for all components ?                                                                                                         | ✗   |    |    |          |
| 5        | Do ramp runs on an accessible route appear to have compliant slopes ?                                                                                                      |     |    | ✗  |          |
| 6        | Do ramp runs on an accessible route appear to have a compliant rise and width ?                                                                                            |     |    | ✗  |          |

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|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |

## Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

| Question |                                                                                                     | Yes | No | NA | Comments |
|----------|-----------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do a sufficient number of accessible entrances appear to be provided ?                              |     |    | ×  |          |
| 2        | If the main entrance is not accessible, is an alternate accessible entrance provided?               |     |    | ×  |          |
| 3        | Is signage provided indicating the location of alternate accessible entrances ?                     |     |    | ×  |          |
| 4        | Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ? |     |    | ×  |          |
| 5        | Do doors at accessible entrances appear to have compliant hardware ?                                |     |    | ×  |          |
| 6        | Do doors at accessible entrances appear to have a compliant clear opening width ?                   |     |    | ×  |          |

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|   |                                                                                                       |  |  |   |  |
|---|-------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ? |  |  | × |  |
| 8 | Do thresholds at accessible entrances appear to have a compliant height ?                             |  |  | × |  |



## Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

| Question |                                                                                        | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does an accessible route appear to connect all public areas inside the building ?      |     |    | ✗  |          |
| 2        | Do accessible routes appear free of obstructions and/or protruding objects ?           |     |    | ✗  |          |
| 3        | Do ramps on accessible routes appear to have compliant slopes ?                        |     |    | ✗  |          |
| 4        | Do ramp runs on an accessible route appear to have a compliant rise and width ?        |     |    | ✗  |          |
| 5        | Do ramps on accessible routes appear to have compliant end and intermediate landings ? |     |    | ✗  |          |
| 6        | Do ramps on accessible routes appear to have compliant handrails ?                     |     |    | ✗  |          |

|           |                                                                                                                       |  |  |   |  |
|-----------|-----------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| <b>7</b>  | Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ? |  |  | × |  |
| <b>8</b>  | Do public transaction areas have an accessible, lowered service counter section ?                                     |  |  | × |  |
| <b>9</b>  | Do public telephones appear mounted with an accessible height and location ?                                          |  |  | × |  |
| <b>10</b> | Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?             |  |  | × |  |
| <b>11</b> | Do doors at interior accessible routes appear to have compliant hardware ?                                            |  |  | × |  |
| <b>12</b> | Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?  |  |  | × |  |
| <b>13</b> | Do doors on interior accessible routes appear to have a compliant clear opening width ?                               |  |  | × |  |

## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ×  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ×  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ×  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ×  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ×  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ×  |          |

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|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms



Toilet stall overview



Sink, faucet handles and/or accessories

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?         | ✗   |    |    |          |
| 2        | Does the lavatory appear to be mounted at a compliant height and with compliant knee area ? | ✗   |    |    |          |
| 3        | Does the lavatory faucet have compliant handles ?                                           | ✗   |    |    |          |
| 4        | Is the plumbing piping under lavatories configured to protect against contact ?             | ✗   |    |    |          |
| 5        | Are grab bars provided at compliant locations around the toilet ?                           | ✗   |    |    |          |
| 6        | Do toilet stall doors appear to provide the minimum compliant clear width ?                 | ✗   |    |    |          |



|   |                                                                                                                                                                        |   |  |  |  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--|--|--|
| 7 | Do toilet stalls appear to provide the minimum compliant clear floor area ?                                                                                            | X |  |  |  |
| 8 | Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ? | X |  |  |  |
| 9 | Do accessories and mirrors appear to be mounted at a compliant height ?                                                                                                | X |  |  |  |

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

| Question |                                                                                                         | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ? |     |    | ×  |          |
| 2        | Are the appliances centered for a parallel or forward approach with adequate clear floor space ?        |     |    | ×  |          |
| 3        | Is there an accessible countertop/preparation space of proper width and height ?                        |     |    | ×  |          |
| 4        | Is there an accessible sink space of proper width and height ?                                          |     |    | ×  |          |
| 5        | Does the sink faucet have compliant handles ?                                                           |     |    | ×  |          |
| 6        | Is the plumbing piping under the sink configured to protect against contact ?                           |     |    | ×  |          |

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|   |                                                                                                                     |  |  |   |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  | X |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools



Accessible route to playground/pool



Overview of playground/pool

| Question |                                                                         | Yes | No | NA | Comments                                                          |
|----------|-------------------------------------------------------------------------|-----|----|----|-------------------------------------------------------------------|
| 1        | Is there an accessible route to the play area / s?                      |     | ✗  |    | No accessible route provided from parking lot to playground area. |
| 2        | Has the play area been reviewed for accessibility ?                     |     | ✗  |    |                                                                   |
| 3        | Are publicly accessible swimming pools equipped with an entrance lift ? |     |    | ✗  |                                                                   |

Component Condition Report | Rivercrest Park

Item 9b.

| UF L3 Code                   | Location          | Condition | Asset/Component/Repair                                                    | Quantity  | RUL | ID      |
|------------------------------|-------------------|-----------|---------------------------------------------------------------------------|-----------|-----|---------|
| Facade                       |                   |           |                                                                           |           |     |         |
| B2010                        | Restrooms         | Good      | Exterior Walls, Wood Clapboard Siding, 1-2 Story Building                 | 1,250 SF  | 20  | 2942440 |
| B2050                        | Restrooms         | Fair      | Overhead/Dock Door, Steel, 12'x12' (144 SF)                               | 1         | 15  | 2942444 |
| B2050                        | Restrooms         | Fair      | Exterior Door, Steel, Standard                                            | 6         | 20  | 2942458 |
| Roofing                      |                   |           |                                                                           |           |     |         |
| B3010                        | Restrooms         | Fair      | Roofing, Metal                                                            | 1,650 SF  | 20  | 2942456 |
| B3020                        | Roof              | Fair      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings            | 150 LF    | 10  | 2942439 |
| B3060                        | Roof              | Fair      | Roof Skylight, per unit, up to 20 SF                                      | 24        | 15  | 2942472 |
| Interiors                    |                   |           |                                                                           |           |     |         |
| C2010                        | Restrooms         | Good      | Wall Finishes, Ceramic Tile                                               | 550 SF    | 30  | 2942464 |
| C2010                        | Building interior | Good      | Wall Finishes, Ceramic Tile                                               | 550 SF    | 29  | 2945468 |
| C2010                        | Building interior | Fair      | Wall Finishes, any surface, Prep & Paint                                  | 600 SF    | 4   | 2945469 |
| Plumbing                     |                   |           |                                                                           |           |     |         |
| D2010                        | Restrooms         | Fair      | Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)    | 1,200 SF  | 25  | 2942455 |
| D2010                        | Restrooms         | Fair      | Toilet, Commercial Water Closet                                           | 5         | 15  | 2942479 |
| D2010                        | Vault on Park Dr  | Fair      | Backflow Preventer, Domestic Water, 4 IN                                  | 1         | 14  | 2944921 |
| D2010                        | Restroom exterior | Fair      | Backflow Preventer, Domestic Water, 1.5 IN                                | 1         | 14  | 2944922 |
| D2010                        | Restrooms         | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                                | 5         | 15  | 2942483 |
| D2010                        | Restrooms         | Fair      | Drinking Fountain, Exterior/Site, Metal Pedestal                          | 2         | 7   | 2942476 |
| D2010                        | Restrooms         | Fair      | Urinal, Standard                                                          | 2         | 15  | 2942447 |
| D2010                        | Water Spray Area  | Fair      | Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)    | 2,500 SF  | 10  | 2944508 |
| D2010                        | Restrooms         | Fair      | Water Heater, Electric, Residential [No tag/plate found]                  | 1         | 5   | 2942462 |
| HVAC                         |                   |           |                                                                           |           |     |         |
| D3060                        | Restrooms         | Fair      | Exhaust Fan, Propeller, 0.25 HP Motor                                     | 5         | 8   | 2942465 |
| Electrical                   |                   |           |                                                                           |           |     |         |
| D5020                        | Restrooms         | Fair      | Electrical System, Full System Renovation/Upgrade, Low Density/Complexity | 1,200 SF  | 25  | 2942445 |
| D5020                        | Restrooms         | Fair      | Distribution Panel, 120/208 V                                             | 1         | 15  | 2942482 |
| D5040                        | Restrooms         | Fair      | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures   | 1,200 SF  | 10  | 2942448 |
| Special Construction & Demo  |                   |           |                                                                           |           |     |         |
| F1020                        | Gazebo (east)     | Fair      | Shed/Gazebo/Shade Structure, Metal-Framed, Basic/Minimal                  | 500 SF    | 15  | 2942481 |
| F1020                        | Gazebo (West)     | Fair      | Shed/Gazebo/Shade Structure, Wood Framed, Basic/Minimal                   | 350 SF    | 15  | 2942478 |
| Pedestrian Plazas & Walkways |                   |           |                                                                           |           |     |         |
| G2020                        | Parking lot       | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                           | 12,000 SF | 15  | 2942452 |
| G2030                        | Site              | Good      | Sidewalk, Concrete, Large Areas                                           | 9,500 SF  | 30  |         |



| Component Condition Report   Rivercrest Park |                             |           |                                                                              |          |     |         | Item 9b. |
|----------------------------------------------|-----------------------------|-----------|------------------------------------------------------------------------------|----------|-----|---------|----------|
| UF L3 Code                                   | Location                    | Condition | Asset/Component/Repair                                                       | Quantity | RUL |         |          |
| Athletic, Recreational & Playfield Areas     |                             |           |                                                                              |          |     |         |          |
| G2050                                        | Playing Area                | Good      | Play Structure, Swing Set, 4 Seats                                           | 1        | 19  | 2942457 |          |
| G2050                                        | Gazebo (east)               | Fair      | Campground Accessories, Grill, Pedestal-Style                                | 1        | 5   | 2942475 |          |
| G2050                                        | Tennis Court                | Poor      | Athletic Surfaces & Courts, Tennis court, Concrete Pavement, Replace/Install | 25 SF    | 2   | 2942450 |          |
| G2050                                        | Softball Field              | Fair      | Sports Apparatus, Player/Dugout Benches, 12' Length                          | 2        | 5   | 2942438 |          |
| G2050                                        | Playing Area                | Good      | Play Structure, Swing Set, 4 Seats                                           | 1        | 15  | 2942443 |          |
| G2050                                        | Basketball Court            | Fair      | Sports Apparatus, Basketball, Backboard/Rim/Pole                             | 2        | 15  | 2942467 |          |
| G2050                                        | Site                        | Good      | Play Structure, Multipurpose, Very Small                                     | 2        | 15  | 2942469 |          |
| G2050                                        | Basketball and Tennis Court | Fair      | Athletic Surfaces & Courts, Concrete Pavement, Replace/Install               | 1,800 SF | 15  | 2942461 |          |
| G2050                                        | Playing Area                | Good      | Play Structure, Multipurpose, Medium                                         | 1        | 15  | 2942484 |          |
| G2050                                        | Playing Area                | Fair      | Play Structure, Multipurpose, Small                                          | 1        | 10  | 2942463 |          |
| Sitework                                     |                             |           |                                                                              |          |     |         |          |
| G2060                                        | Site                        | Fair      | Signage, Property, Monument, Replace/Install                                 | 1        | 10  | 2942474 |          |
| G2060                                        | Site                        | Fair      | Signage, Property, Building or Pole-Mounted, Replace/Install                 | 1        | 10  | 2942471 |          |
| G2060                                        | Basketball and Tennis Court | Fair      | Park Bench, Metal Powder-Coated                                              | 4        | 10  | 2942470 |          |
| G2060                                        | Site                        | Fair      | Bike Rack, Fixed Single Loop                                                 | 1        | 10  | 2942449 |          |
| G2060                                        | Site                        | Poor      | Picnic Table, Wood                                                           | 2        | 1   | 2942480 |          |
| G2060                                        | Site                        | Fair      | Picnic Table, Metal Powder-Coated                                            | 2        | 10  | 2942454 |          |
| G2060                                        | Site                        | Fair      | Retaining Wall, Brick/Stone                                                  | 25 SF    | 15  | 2942468 |          |
| G2060                                        | Site                        | Poor      | Park Bench, Wood                                                             | 4        | 1   | 2942459 |          |
| G2060                                        | Basketball and Tennis Court | Fair      | Fences & Gates, Fence, Chain Link 8'                                         | 650 LF   | 20  | 2942446 |          |
| G2060                                        | Site                        | Good      | Flagpole, Metal                                                              | 1        | 20  | 2942441 |          |
| G2060                                        | Softball Field              | Fair      | Fences & Gates, Fence, Chain Link 6'                                         | 120 LF   | 20  | 2942477 |          |
| G2060                                        | Site                        | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                               | 9        | 10  | 2942473 |          |
| G2060                                        | Skateboarding Area          | Fair      | Fences & Gates, Fence, Chain Link 4'                                         | 50 LF    | 20  | 2942442 |          |
| G2060                                        | Site                        | Fair      | Park Bench, Metal Powder-Coated                                              | 4        | 10  | 2942485 |          |
| G2060                                        | Gazebo (east)               | Fair      | Picnic Table, Wood/Composite/Fiberglass                                      | 8        | 4   | 2942466 |          |
| G4050                                        | Restrooms                   | Fair      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement                       | 4        | 5   | 2942453 |          |
| Accessibility                                |                             |           |                                                                              |          |     |         |          |
| Y1090                                        | Playground                  | NA        | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report   | 1        | 0   | 2944920 |          |

Replacement Reserves Report

Rivercrest Park

Item 9b.

4/7/2021

| Location        | 2021    | 2022    | 2023    | 2024 | 2025    | 2026    | 2027 | 2028    | 2029    | 2030 | 2031      | 2032 | 2033 | 2034 | 2035     | 2036      | 2037 | 2038 | 2039 | 2040    | 2041      | Total Escalated Estimate |
|-----------------|---------|---------|---------|------|---------|---------|------|---------|---------|------|-----------|------|------|------|----------|-----------|------|------|------|---------|-----------|--------------------------|
| Rivercrest Park | \$9,750 | \$4,820 | \$1,552 | \$0  | \$8,340 | \$6,028 | \$0  | \$4,797 | \$5,764 | \$0  | \$154,745 | \$0  | \$0  | \$0  | \$17,501 | \$511,099 | \$0  | \$0  | \$0  | \$5,699 | \$145,854 | \$875,949                |
| Grand Total     | \$9,750 | \$4,820 | \$1,552 | \$0  | \$8,340 | \$6,028 | \$0  | \$4,797 | \$5,764 | \$0  | \$154,745 | \$0  | \$0  | \$0  | \$17,501 | \$511,099 | \$0  | \$0  | \$0  | \$5,699 | \$145,854 | \$875,949                |

| Uniformat Code | ID      | Cost Description                                                                 | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2021 | 2022    | 2023    | 2024 | 2025    | 2026    | 2027 | 2028    | 2029 | 2030    | 2031     | 2032 | 2033 | 2034 | 2035    | 2036     | 2037      | 2038 | 2039 | 2040    | 2041     | Deficiency Repair Estimate |           |
|----------------|---------|----------------------------------------------------------------------------------|----------------|------|-----|----------|------|-------------|-----------|------|---------|---------|------|---------|---------|------|---------|------|---------|----------|------|------|------|---------|----------|-----------|------|------|---------|----------|----------------------------|-----------|
| B2010          | 2942440 | Exterior Walls, Wood Clapboard Siding, 1-2 Story Building, Replace               | 30             | 10   | 20  | 1250     | SF   | \$13.00     | \$16,250  |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          |           |      |      |         | \$16,250 | \$16,250                   |           |
| B2050          | 2942458 | Exterior Door, Steel, Standard, Replace                                          | 40             | 20   | 20  | 6        | EA   | \$780.00    | \$4,680   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          |           |      |      |         | \$4,680  | \$4,680                    |           |
| B2050          | 2942444 | Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace                             | 30             | 15   | 15  | 1        | EA   | \$4,160.00  | \$4,160   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         | \$4,160  |           |      |      |         |          | \$4,160                    |           |
| B3010          | 2942456 | Roofing, Metal, Replace                                                          | 40             | 20   | 20  | 1650     | SF   | \$16.90     | \$27,885  |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          |           |      |      |         | \$27,885 | \$27,885                   |           |
| B3020          | 2942439 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace          | 20             | 10   | 10  | 150      | LF   | \$11.70     | \$1,755   |      |         |         |      |         |         |      |         |      |         | \$1,755  |      |      |      |         |          |           |      |      |         |          | \$1,755                    |           |
| B3060          | 2942472 | Roof Skylight, per unit, up to 20 SF, Replace                                    | 30             | 15   | 15  | 24       | EA   | \$1,690.00  | \$40,560  |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         | \$40,560 |           |      |      |         |          | \$40,560                   |           |
| C2010          | 2945469 | Wall Finishes, any surface, Prep & Paint                                         | 10             | 6    | 4   | 600      | SF   | \$1.95      | \$1,170   |      |         |         |      | \$1,170 |         |      |         |      |         |          |      |      |      | \$1,170 |          |           |      |      |         |          | \$2,340                    |           |
| D2010          | 2942462 | Water Heater, Electric, Residential, Replace                                     | 15             | 10   | 5   | 1        | EA   | \$1,170.00  | \$1,170   |      |         |         |      |         | \$1,170 |      |         |      |         |          |      |      |      |         |          |           |      |      |         | \$1,170  | \$2,340                    |           |
| D2010          | 2944508 | Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace  | 40             | 30   | 10  | 2500     | SF   | \$27.00     | \$67,500  |      |         |         |      |         |         |      |         |      |         | \$67,500 |      |      |      |         |          |           |      |      |         |          | \$67,500                   |           |
| D2010          | 2944921 | Backflow Preventer, Domestic Water, 4 IN, Replace                                | 30             | 16   | 14  | 1        | EA   | \$8,580.00  | \$8,580   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         | \$8,580  |           |      |      |         |          | \$8,580                    |           |
| D2010          | 2944922 | Backflow Preventer, Domestic Water, 1.5 IN, Replace                              | 30             | 16   | 14  | 1        | EA   | \$1,820.00  | \$1,820   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         | \$1,820  |           |      |      |         |          | \$1,820                    |           |
| D2010          | 2942476 | Drinking Fountain, Exterior/Site, Metal Pedestal, Replace                        | 15             | 8    | 7   | 2        | EA   | \$1,950.00  | \$3,900   |      |         |         |      |         |         |      | \$3,900 |      |         |          |      |      |      |         |          |           |      |      |         |          | \$3,900                    |           |
| D2010          | 2942479 | Toilet, Commercial Water Closet, Replace                                         | 30             | 15   | 15  | 5        | EA   | \$1,690.00  | \$8,450   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         | \$8,450  |           |      |      |         |          | \$8,450                    |           |
| D2010          | 2942483 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace                              | 30             | 15   | 15  | 5        | EA   | \$1,560.00  | \$7,800   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$7,800   |      |      |         |          |                            | \$7,800   |
| D2010          | 2942447 | Urinal, Standard, Replace                                                        | 30             | 15   | 15  | 2        | EA   | \$1,430.00  | \$2,860   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$2,860   |      |      |         |          |                            | \$2,860   |
| D3060          | 2942465 | Exhaust Fan, Propeller, 0.25 HP Motor, Replace                                   | 20             | 12   | 8   | 5        | EA   | \$910.00    | \$4,550   |      |         |         |      |         |         |      |         |      | \$4,550 |          |      |      |      |         |          |           |      |      |         |          |                            | \$4,550   |
| D5020          | 2942482 | Distribution Panel, 120/208 V, Replace                                           | 30             | 15   | 15  | 1        | EA   | \$2,600.00  | \$2,600   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$2,600   |      |      |         |          |                            | \$2,600   |
| D5040          | 2942448 | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace | 20             | 10   | 10  | 1200     | SF   | \$7.80      | \$9,360   |      |         |         |      |         |         |      |         |      |         | \$9,360  |      |      |      |         |          |           |      |      |         |          |                            | \$9,360   |
| F1020          | 2942481 | Shed/Gazebo/Shade Structure, Metal-Framed, Basic/Minimal, Replace                | 30             | 15   | 15  | 500      | SF   | \$32.50     | \$16,250  |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$16,250  |      |      |         |          |                            | \$16,250  |
| F1020          | 2942478 | Shed/Gazebo/Shade Structure, Wood Framed, Basic/Minimal, Replace                 | 30             | 15   | 15  | 350      | SF   | \$32.50     | \$11,375  |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$11,375  |      |      |         |          |                            | \$11,375  |
| G2020          | 2942452 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                  | 25             | 10   | 15  | 12000    | SF   | \$4.55      | \$54,600  |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$54,600  |      |      |         |          |                            | \$54,600  |
| G2050          | 2942450 | Athletic Surfaces & Courts, Tennis court, Concrete Pavement, Replace/Install     | 30             | 28   | 2   | 25       | SF   | \$58.50     | \$1,463   |      |         | \$1,463 |      |         |         |      |         |      |         |          |      |      |      |         |          |           |      |      |         |          |                            | \$1,463   |
| G2050          | 2942438 | Sports Apparatus, Player/Dugout Benches, 12' Length, Replace                     | 15             | 10   | 5   | 2        | EA   | \$585.00    | \$1,170   |      |         |         |      |         | \$1,170 |      |         |      |         |          |      |      |      |         |          |           |      |      |         | \$1,170  | \$2,340                    |           |
| G2050          | 2942467 | Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace                        | 25             | 10   | 15  | 2        | EA   | \$12,350.00 | \$24,700  |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$24,700  |      |      |         |          |                            | \$24,700  |
| G2050          | 2942461 | Athletic Surfaces & Courts, Concrete Pavement, Replace/Install                   | 30             | 15   | 15  | 1800     | SF   | \$58.50     | \$105,300 |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$105,300 |      |      |         |          |                            | \$105,300 |
| G2050          | 2942475 | Campground Accessories, Grill, Pedestal-Style, Replace                           | 15             | 10   | 5   | 1        | EA   | \$780.00    | \$780     |      |         |         |      |         | \$780   |      |         |      |         |          |      |      |      |         |          |           |      |      |         | \$780    | \$1,560                    |           |
| G2050          | 2942463 | Play Structure, Multipurpose, Small, Replace                                     | 20             | 10   | 10  | 1        | EA   | \$13,000.00 | \$13,000  |      |         |         |      |         |         |      |         |      |         | \$13,000 |      |      |      |         |          |           |      |      |         |          |                            | \$13,000  |
| G2050          | 2942443 | Play Structure, Swing Set, 4 Seats, Replace                                      | 20             | 5    | 15  | 1        | EA   | \$3,250.00  | \$3,250   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$3,250   |      |      |         |          |                            | \$3,250   |
| G2050          | 2942469 | Play Structure, Multipurpose, Very Small, Replace                                | 20             | 5    | 15  | 2        | EA   | \$7,800.00  | \$15,600  |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$15,600  |      |      |         |          |                            | \$15,600  |
| G2050          | 2942484 | Play Structure, Multipurpose, Medium, Replace                                    | 20             | 5    | 15  | 1        | EA   | \$26,000.00 | \$26,000  |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$26,000  |      |      |         |          |                            | \$26,000  |
| G2050          | 2942457 | Play Structure, Swing Set, 4 Seats, Replace                                      | 20             | 1    | 19  | 1        | EA   | \$3,250.00  | \$3,250   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          |           |      |      | \$3,250 |          |                            | \$3,250   |
| G2060          | 2942480 | Picnic Table, Wood, Replace                                                      | 20             | 19   | 1   | 2        | EA   | \$780.00    | \$1,560   |      | \$1,560 |         |      |         |         |      |         |      |         |          |      |      |      |         |          |           |      |      |         |          |                            | \$1,560   |
| G2060          | 2942459 | Park Bench, Wood, Replace                                                        | 20             | 19   | 1   | 4        | EA   | \$780.00    | \$3,120   |      | \$3,120 |         |      |         |         |      |         |      |         |          |      |      |      |         |          |           |      |      |         |          |                            | \$3,120   |
| G2060          | 2942466 | Picnic Table, Wood/Composite/Fiberglass, Replace                                 | 20             | 16   | 4   | 8        | EA   | \$780.00    | \$6,240   |      |         |         |      | \$6,240 |         |      |         |      |         |          |      |      |      |         |          |           |      |      |         |          |                            | \$6,240   |
| G2060          | 2942470 | Park Bench, Metal Powder-Coated, Replace                                         | 20             | 10   | 10  | 4        | EA   | \$910.00    | \$3,640   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         | \$3,640  |           |      |      |         |          |                            | \$3,640   |
| G2060          | 2942449 | Bike Rack, Fixed Single Loop, Replace                                            | 20             | 10   | 10  | 1        | EA   | \$390.00    | \$390     |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$390     |      |      |         |          |                            | \$390     |
| G2060          | 2942454 | Picnic Table, Metal Powder-Coated, Replace                                       | 20             | 10   | 10  | 2        | EA   | \$910.00    | \$1,820   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$1,820   |      |      |         |          |                            | \$1,820   |
| G2060          | 2942473 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                          | 20             | 10   | 10  | 9        | EA   | \$910.00    | \$8,190   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$8,190   |      |      |         |          |                            | \$8,190   |
| G2060          | 2942485 | Park Bench, Metal Powder-Coated, Replace                                         | 20             | 10   | 10  | 4        | EA   | \$910.00    | \$3,640   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$3,640   |      |      |         |          |                            | \$3,640   |
| G2060          | 2942446 | Fences & Gates, Fence, Chain Link 8', Replace                                    | 40             | 20   | 20  | 650      | LF   | \$32.50     | \$21,125  |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          |           |      |      |         | \$21,125 | \$21,125                   |           |
| G2060          | 2942477 | Fences & Gates, Fence, Chain Link 6', Replace                                    | 40             | 20   | 20  | 120      | LF   | \$27.30     | \$3,276   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          |           |      |      |         | \$3,276  | \$3,276                    |           |
| G2060          | 2942442 | Fences & Gates, Fence, Chain Link 4', Replace                                    | 40             | 20   | 20  | 50       | LF   | \$23.40     | \$1,170   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          |           |      |      |         | \$1,170  | \$1,170                    |           |
| G2060          | 2942474 | Signage, Property, Monument, Replace/Install                                     | 20             | 10   | 10  | 1        | EA   | \$3,900.00  | \$3,900   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$3,900   |      |      |         |          |                            | \$3,900   |
| G2060          | 2942471 | Signage, Property, Building or Pole-Mounted, Replace/Install                     | 20             | 10   | 10  | 1        | EA   | \$1,950.00  | \$1,950   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$1,950   |      |      |         |          |                            | \$1,950   |
| G2060          | 2942441 | Flagpole, Metal, Replace                                                         | 30             | 10   | 20  | 1        | EA   | \$3,250.00  | \$3,250   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          |           |      |      |         | \$3,250  | \$3,250                    |           |
| G2060          | 2942468 | Retaining Wall, Brick/Stone, Replace                                             | 40             | 25   | 15  | 25       | SF   | \$182.00    | \$4,550   |      |         |         |      |         |         |      |         |      |         |          |      |      |      |         |          | \$4,550   |      |      |         |          |                            | \$4,550   |
| G4050          | 2942453 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                  | 20             | 15   | 5   | 4        | EA   | \$520.00    | \$2,080   |      |         |         |      |         | \$2,080 |      |         |      |         |          |      |      |      |         |          |           |      |      |         |          |                            | \$2,080   |

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| Unif                                                                                                                                                                           | Format | Code | ID  | Cost Description                                                           | Lifespan (EUL) | E | Age | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021    | 2022    | 2023    | 2024 | 2025    | 2026    | 2027 | 2028    | 2029    | 2030 | 2031      | 2032 | 2033 | 2034 | 2035     | 2036      | 2037 | 2038 | 2039 | 2040    | 2041      | Deficiency Repair Estimate |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------|-----|----------------------------------------------------------------------------|----------------|---|-----|-----|----------|------|-------------|----------|---------|---------|---------|------|---------|---------|------|---------|---------|------|-----------|------|------|------|----------|-----------|------|------|------|---------|-----------|----------------------------|
| Y1090                                                                                                                                                                          |        | 2944 | 920 | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 0              |   | 0   | 0   | 1        | EA   | \$9,750.00  | \$9,750  | \$9,750 |         |         |      |         |         |      |         |         |      |           |      |      |      |          |           |      |      |      |         | \$9,750   |                            |
| Totals, Unescalated                                                                                                                                                            |        |      |     |                                                                            |                |   |     |     |          |      |             |          | \$9,750 | \$4,680 | \$1,463 | \$0  | \$7,410 | \$5,200 | \$0  | \$3,900 | \$4,550 | \$0  | \$115,145 | \$0  | \$0  | \$0  | \$11,570 | \$328,055 | \$0  | \$0  | \$0  | \$3,250 | \$80,756  | \$575,721                  |
| Totals, Escalated (3.0% inflation, compounded annually)                                                                                                                        |        |      |     |                                                                            |                |   |     |     |          |      |             |          | \$9,750 | \$4,820 | \$1,552 | \$0  | \$8,340 | \$6,028 | \$0  | \$4,797 | \$5,764 | \$0  | \$154,745 | \$0  | \$0  | \$0  | \$17,501 | \$511,099 | \$0  | \$0  | \$0  | \$5,699 | \$145,854 | \$875,949                  |
| * Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost. |        |      |     |                                                                            |                |   |     |     |          |      |             |          |         |         |         |      |         |         |      |         |         |      |           |      |      |      |          |           |      |      |      |         |           |                            |

Item 9b.

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Singer Creek Park  
130 Linn Avenue  
Oregon City, Oregon 97045

## PREPARED BY:

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## BV PROJECT #:

148392.21R000-035.0017

## DATE OF REPORT:

July 16, 2021

## ON SITE DATE:

March 24, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Naturally vegetated habitat                                                                                                                                  |
| Main Address                      | 130 Linn Avenue, Oregon City, Oregon 97045                                                                                                                   |
| Site Developed                    | N/A                                                                                                                                                          |
| Lot Size                          | 18 acres (estimated)                                                                                                                                         |
| Number of Substantial Buildings   | None                                                                                                                                                         |
| Parking Spaces                    | Open lot                                                                                                                                                     |
| Date(s) of Visit                  | March 24, 2021                                                                                                                                               |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orc.org">dconrad@orc.org</a>                                 |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                   |
| Assessment and Report Prepared By | Rashad Alnial                                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |



## Park Findings and Deficiencies

### Historical Summary

Singer Creek is an 18-acre natural habitat, the park consists of a disc golf course with 8 stations, asphalt sidewalk and a park bench.

### Site & Amenities

The open fields seem to be not well-drained requiring storm drainage improvements. The on-site amenities are limited to a park bench, asphalt sidewalk, gravel parking, disc golf course and the property sign. Overall, all site components appear to be in fair condition.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |                |                        |                       |                       |                         |                  |
|------------------------------|----------------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                       | Immediate      | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Site Utilities               | \$5,850        | -                      | -                     | -                     | -                       | \$5,850          |
| Site Development             | -              | -                      | \$1,207               | \$56,605              | -                       | \$57,812         |
| Site Pavement                | -              | -                      | \$2,386               | \$183,103             | \$3,609                 | \$189,098        |
| <b>TOTALS</b>                | <b>\$5,900</b> | <b>-</b>               | <b>\$3,600</b>        | <b>\$239,800</b>      | <b>\$3,700</b>          | <b>\$253,000</b> |

## Immediate Needs

### Immediate Needs Report

| Facility/Building | Total Items | Total Cost     |
|-------------------|-------------|----------------|
| Singer Creek Park | 1           | \$5,900        |
| <b>Total</b>      | <b>1</b>    | <b>\$5,900</b> |

#### Singer Creek Park

| ID                     | Location             | Location<br>Description | UF<br>Code | Description                                                            | Condition | Plan Type             | Cost           |
|------------------------|----------------------|-------------------------|------------|------------------------------------------------------------------------|-----------|-----------------------|----------------|
| 3145261                | Singer Creek<br>Park | Field                   | G3030      | Storm Drainage Components, Catch Basin, Raise<br>Frame & Cover, Modify | Poor      | Performance/Integrity | \$5,900        |
| <b>Total (1 items)</b> |                      |                         |            |                                                                        |           |                       | <b>\$5,900</b> |

## Key Findings

### Key Findings 1

☒ Include/Exclude



#### Storm Drainage Components in Poor condition.

Catch Basin, Raise Frame & Cover (Unifomat Code: G3030)

Singer Creek Park Field

Recommendation: **Modify** in 2021.

POC reports that the field is unusable during wet weather and storm improvements required

AssetCalc ID: 3145261

Priority Score **86.9**



Plan Type:  
Performance/Integrity

Cost Estimate: \$ 5,900

\$\$\$

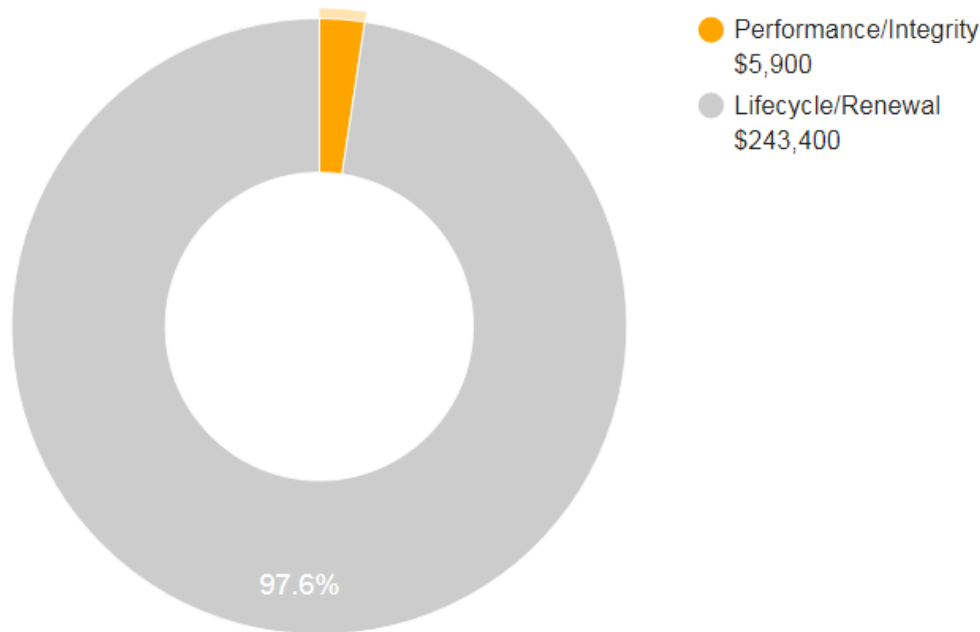
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

### Plan Type Descriptions

|                              |                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| <b>Environmental</b>         | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |
| <b>Retrofit/Adaptation</b>   | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$249,300

2. General Park Summary



| General Site Information     |                                                                                       |          |           |
|------------------------------|---------------------------------------------------------------------------------------|----------|-----------|
| Asset                        | Description                                                                           | Quantity | Condition |
| Signage                      | Property sign                                                                         | 1 EA     | Fair      |
| Park Bench                   | Wood                                                                                  | 1 EA     | Fair      |
| Sports Apparatus             | Disc Pole                                                                             | 8 EA     | Fair      |
| Retaining Wall               | Wood                                                                                  | 120 SF   | Fair      |
| Landscaping and Topography   | Heavy landscaping features<br>Irrigation not present<br>Severe site slopes throughout |          | Fair      |
| On-Site Vehicular Paving     | Gravel Parking lot                                                                    |          | Fair      |
| Pedestrian paving and Trails | asphalt pathways                                                                      |          | Poor      |
| On-Site Amenities            | Benches and retaining wall                                                            |          | Fair      |
| Ancillary Buildings          | None                                                                                  |          |           |

| General Site Information |                                                                                           |
|--------------------------|-------------------------------------------------------------------------------------------|
| Fields and Lots          | Unimproved play fields                                                                    |
| Accessibility            | Presently it does not appear an accessibility study is needed for the general site areas. |
| Key Issues and Findings  | No key issues were found.                                                                 |



### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.



Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Singer Creek Park, 130 Linn Avenue, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Rashad Alnial,  
Project Manager

**Reviewed by:**



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James A. Cave,  
Program Manager  
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1

PROPERTY SIGN



2

SIDEWALK



3

OVERVIEW OF ENTRANCE AND  
PARKING AREA

4

OVERVIEW OF PARK



5

DISC GOLF COURSE



6

PARK BENCH



Site Plan



|                                                                                                                  |                       |                     |                                                                                       |
|------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|---------------------------------------------------------------------------------------|
| <br><b>BUREAU<br/>VERITAS</b> | <b>Project Number</b> | <b>Project Name</b> |  |
|                                                                                                                  | 148392.21R000-035.017 | Singer Creek Park   |                                                                                       |
|                                                                                                                  | <b>Source</b>         | <b>On-Site Date</b> |                                                                                       |
|                                                                                                                  | Orcity.org            | March 24, 2021      |                                                                                       |

## PRE-SURVEY QUESTIONNAIRE

|                                                 |                          |
|-------------------------------------------------|--------------------------|
| <b>Name of Person Completing Questionnaire:</b> | N/A - Not returned to BV |
| <b>Association with Property:</b>               |                          |
| <b>Length of Association with Property:</b>     |                          |
| <b>Date Completed:</b>                          |                          |
| <b>Phone Number:</b>                            |                          |
| <b>Property Name:</b>                           |                          |
| <b>EMG Project Number:</b>                      |                          |

| Inspections |                                      | Date Last Inspected | List any Outstanding Repairs Required |
|-------------|--------------------------------------|---------------------|---------------------------------------|
| 1           | Elevators                            |                     |                                       |
| 2           | HVAC, Mechanical, Electric, Plumbing |                     |                                       |
| 3           | Life-Safety/Fire                     |                     |                                       |
| 4           | Roofs                                |                     |                                       |

| Question |                                                                                                                                              | Response |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 5        | List any major capital improvement within the last three years.                                                                              |          |
| 6        | List any major capital expenditures planned for the next year.                                                                               |          |
| 7        | What is the age of the roof(s)?                                                                                                              |          |
| 8        | What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace? |          |

| Question |                                                                                                | Yes | No | Unk | N/A | Comments |
|----------|------------------------------------------------------------------------------------------------|-----|----|-----|-----|----------|
| 9        | Are there any unresolved building, fire, or zoning code issues?                                |     |    |     |     |          |
| 10       | Are there any "down" or unusable units?                                                        |     |    |     |     |          |
| 11       | Are there any problems with erosion, stormwater drainage or areas of paving that do not drain? |     |    |     |     |          |
| 12       | Is the property served by a private water well?                                                |     |    |     |     |          |
| 13       | Is the property served by a private septic system or other waste treatment systems?            |     |    |     |     |          |
| 14       | Are there any problems with foundations or structures?                                         |     |    |     |     |          |
| 15       | Is there any water infiltration in basements or crawl spaces?                                  |     |    |     |     |          |
| 16       | Are there any wall, or window leaks?                                                           |     |    |     |     |          |
| 17       | Are there any roof leaks?                                                                      |     |    |     |     |          |
| 18       | Is the roofing covered by a warranty or bond?                                                  |     |    |     |     |          |
| 19       | Are there any poorly insulated areas?                                                          |     |    |     |     |          |
| 20       | Is Fire Retardant Treated (FRT) plywood used?                                                  |     |    |     |     |          |



| PRE-SURVEY QUESTIONNAIRE |                                                                                    |     |    |     |     |          |
|--------------------------|------------------------------------------------------------------------------------|-----|----|-----|-----|----------|
|                          | Question                                                                           | Yes | No | Unk | N/A | Comments |
| 21                       | Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used? |     |    |     |     |          |
| 22                       | Are there any problems with the utilities, such as inadequate capacities?          |     |    |     |     |          |
| 23                       | Are there any problems with the landscape irrigation systems?                      |     |    |     |     |          |
| 24                       | Has a termite/wood boring insect inspection been performed within the last year?   |     |    |     |     |          |
| 25                       | Do any of the HVAC systems use R-11, 12, or 22 refrigerants?                       |     |    |     |     |          |
| 26                       | Has any part of the property ever contained visible suspect mold growth?           |     |    |     |     |          |
| 27                       | Is there a mold Operations and Maintenance Plan?                                   |     |    |     |     |          |
| 28                       | Have there been indoor air quality or mold related complaints from tenants?        |     |    |     |     |          |
| 29                       | Is polybutylene piping used?                                                       |     |    |     |     |          |
| 30                       | Are there any plumbing leaks or water pressure problems?                           |     |    |     |     |          |
| 31                       | Are there any leaks or pressure problems with natural gas service?                 |     |    |     |     |          |
| 32                       | Does any part of the electrical system use aluminum wiring?                        |     |    |     |     |          |
| 33                       | Do Residential units have a less than 60-Amp service?                              |     |    |     |     |          |
| 34                       | Do Commercial units have less than 200-Amp service?                                |     |    |     |     |          |
| 35                       | Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?           |     |    |     |     |          |
| 36                       | Is there any pending litigation concerning the property?                           |     |    |     |     |          |
| 37                       | Has the management previously completed an ADA review?                             |     |    |     |     |          |
| 38                       | Have any ADA improvements been made to the property?                               |     |    |     |     |          |
| 39                       | Does a Barrier Removal Plan exist for the property?                                |     |    |     |     |          |
| 40                       | Has the Barrier Removal Plan been approved by an arms-length third party?          |     |    |     |     |          |
| 41                       | Has building ownership or management received any ADA related complaints?          |     |    |     |     |          |
| 42                       | Does elevator equipment require upgrades to meet ADA standards?                    |     |    |     |     |          |
| 43                       | Are there any problems with exterior lighting?                                     |     |    |     |     |          |
| 44                       | Are there any other significant issues/hazards with the property?                  |     |    |     |     |          |

| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** Singer Creek Park

**BV Project Number:** 148392.21R000-035.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✗  |    |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✗  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     |    | ✗  |          |

## Abbreviated Accessibility Checklist

## Parking

NA

NA

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does the required number of standard ADA designated spaces appear to be provided ?          |     |    | ×  |          |
| 2        | Does the required number of van-accessible designated spaces appear to be provided ?        |     |    | ×  |          |
| 3        | Are accessible spaces on the shortest accessible route to an accessible building entrance ? |     |    | ×  |          |
| 4        | Does parking signage include the International Symbol of Accessibility ?                    |     |    | ×  |          |
| 5        | Does each accessible space have an adjacent access aisle ?                                  |     |    | ×  |          |
| 6        | Do parking spaces and access aisles appear to be relatively level and without obstruction ? |     |    | ×  |          |

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

| Question |                                                                                                                                                                            | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?                                       | ✗   |    |    |          |
| 2        | Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ? | ✗   |    |    |          |
| 3        | Are curb ramps present at transitions through raised curbs on all accessible routes?                                                                                       | ✗   |    |    |          |
| 4        | Do curb ramps appear to have compliant slopes for all components ?                                                                                                         | ✗   |    |    |          |
| 5        | Do ramp runs on an accessible route appear to have compliant slopes ?                                                                                                      |     |    | ✗  |          |
| 6        | Do ramp runs on an accessible route appear to have a compliant rise and width ?                                                                                            |     |    | ✗  |          |



|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |

# Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

| Question |                                                                                                     | Yes | No | NA | Comments |
|----------|-----------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do a sufficient number of accessible entrances appear to be provided ?                              |     |    | ✗  |          |
| 2        | If the main entrance is not accessible, is an alternate accessible entrance provided?               |     |    | ✗  |          |
| 3        | Is signage provided indicating the location of alternate accessible entrances ?                     |     |    | ✗  |          |
| 4        | Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ? |     |    | ✗  |          |
| 5        | Do doors at accessible entrances appear to have compliant hardware ?                                |     |    | ✗  |          |
| 6        | Do doors at accessible entrances appear to have a compliant clear opening width ?                   |     |    | ✗  |          |

|   |                                                                                                       |  |  |   |  |
|---|-------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ? |  |  | × |  |
| 8 | Do thresholds at accessible entrances appear to have a compliant height ?                             |  |  | × |  |

# Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

| Question |                                                                                        | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does an accessible route appear to connect all public areas inside the building ?      |     |    | ✗  |          |
| 2        | Do accessible routes appear free of obstructions and/or protruding objects ?           |     |    | ✗  |          |
| 3        | Do ramps on accessible routes appear to have compliant slopes ?                        |     |    | ✗  |          |
| 4        | Do ramp runs on an accessible route appear to have a compliant rise and width ?        |     |    | ✗  |          |
| 5        | Do ramps on accessible routes appear to have compliant end and intermediate landings ? |     |    | ✗  |          |
| 6        | Do ramps on accessible routes appear to have compliant handrails ?                     |     |    | ✗  |          |

|    |                                                                                                                       |  |  |   |  |
|----|-----------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7  | Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ? |  |  | X |  |
| 8  | Do public transaction areas have an accessible, lowered service counter section ?                                     |  |  | X |  |
| 9  | Do public telephones appear mounted with an accessible height and location ?                                          |  |  | X |  |
| 10 | Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?             |  |  | X |  |
| 11 | Do doors at interior accessible routes appear to have compliant hardware ?                                            |  |  | X |  |
| 12 | Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?  |  |  | X |  |
| 13 | Do doors on interior accessible routes appear to have a compliant clear opening width ?                               |  |  | X |  |



## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms

NA

NA

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?         |     |    | ✗  |          |
| 2        | Does the lavatory appear to be mounted at a compliant height and with compliant knee area ? |     |    | ✗  |          |
| 3        | Does the lavatory faucet have compliant handles ?                                           |     |    | ✗  |          |
| 4        | Is the plumbing piping under lavatories configured to protect against contact ?             |     |    | ✗  |          |
| 5        | Are grab bars provided at compliant locations around the toilet ?                           |     |    | ✗  |          |
| 6        | Do toilet stall doors appear to provide the minimum compliant clear width ?                 |     |    | ✗  |          |

|   |                                                                                                                                                                        |  |  |   |  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do toilet stalls appear to provide the minimum compliant clear floor area ?                                                                                            |  |  | × |  |
| 8 | Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ? |  |  | × |  |
| 9 | Do accessories and mirrors appear to be mounted at a compliant height ?                                                                                                |  |  | × |  |

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

| Question |                                                                                                         | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ? |     |    | ×  |          |
| 2        | Are the appliances centered for a parallel or forward approach with adequate clear floor space ?        |     |    | ×  |          |
| 3        | Is there an accessible countertop/preparation space of proper width and height ?                        |     |    | ×  |          |
| 4        | Is there an accessible sink space of proper width and height ?                                          |     |    | ×  |          |
| 5        | Does the sink faucet have compliant handles ?                                                           |     |    | ×  |          |
| 6        | Is the plumbing piping under the sink configured to protect against contact ?                           |     |    | ×  |          |



|   |                                                                                                                     |  |  |   |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  | X |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|

Item 9b.

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools

NA

NA

| Question |                                                                         | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is there an accessible route to the play area / s?                      |     |    | ✗  |          |
| 2        | Has the play area been reviewed for accessibility ?                     |     |    | ✗  |          |
| 3        | Are publicly accessible swimming pools equipped with an entrance lift ? |     |    | ✗  |          |

| UF L3 Code                               | Location       | Condition | Asset/Component/Repair                                              | Quantity  | RUL | ID      |
|------------------------------------------|----------------|-----------|---------------------------------------------------------------------|-----------|-----|---------|
| Pedestrian Plazas & Walkways             |                |           |                                                                     |           |     |         |
| G2020                                    | Walking Trails | Fair      | Parking Lots, Aggregate/Stone, Surface Gravel                       | 1,200 SF  | 3   | 2951159 |
| G2030                                    |                | Fair      | Sidewalk, Asphalt                                                   | 18,750 SF | 10  | 2948552 |
| Athletic, Recreational & Playfield Areas |                |           |                                                                     |           |     |         |
| G2050                                    | Site           | Fair      | Sports Apparatus, Baseball, Foul Pole                               | 18        | 10  | 2948553 |
| Sitework                                 |                |           |                                                                     |           |     |         |
| G2060                                    | Site           | Fair      | Retaining Wall, Treated Timber                                      | 120 SF    | 10  | 2948554 |
| G2060                                    | Site           | Fair      | Signage, Property, Monument                                         | 1         | 10  | 2951160 |
| G2060                                    |                | Fair      | Park Bench, Wood/Composite/Fiberglass                               | 1         | 3   | 2948555 |
| Utilities                                |                |           |                                                                     |           |     |         |
| G3030                                    | Field          | Poor      | Storm Drainage Components, Catch Basin, Raise Frame & Cover, Modify | 1         | 0   | 3145261 |

|                                                                                                                                                                                |         |                                                                     |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      |                |                          |     |          |         |             |           |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           |         |  |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------|------|---------|------|------|------|------|------|------|-----------|------|------|------|------|------|------|---------|------|------|----------------|--------------------------|-----|----------|---------|-------------|-----------|---------|------|------|------|-----------|------|------|------|------|------|------|---------|------|------|------|-----------|------|------|------|------|------|----------------------------|--|--|--|-----------|---------|--|---------|
| Replacement Reserves Report                                                                                                                                                    |         |                                                                     |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      |                |                          |     |          |         |             |           |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           |         |  |         |
| Singer Creek Park                                                                                                                                                              |         |                                                                     |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      |                |                          |     |          |         |             |           |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           |         |  |         |
| 7/16/2021                                                                                                                                                                      |         |                                                                     |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      |                |                          |     |          |         |             |           |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           |         |  |         |
|                                                                                                                                                                                |         |                                                                     |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      |                |                          |     |          |         |             |           |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           |         |  |         |
| Location                                                                                                                                                                       | 2021    | 2022                                                                | 2023 | 2024    | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031      | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038    | 2039 | 2040 | 2041           | Total Escalated Estimate |     |          |         |             |           |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           |         |  |         |
| Singer Creek Park                                                                                                                                                              | \$5,850 | \$0                                                                 | \$0  | \$3,594 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$239,710 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$3,610 | \$0  | \$0  | \$0            | \$252,763                |     |          |         |             |           |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           |         |  |         |
| Grand Total                                                                                                                                                                    | \$5,850 | \$0                                                                 | \$0  | \$3,594 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$239,710 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$3,610 | \$0  | \$0  | \$0            | \$252,763                |     |          |         |             |           |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           |         |  |         |
|                                                                                                                                                                                |         |                                                                     |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      |                |                          |     |          |         |             |           |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           |         |  |         |
| Uniformat Code                                                                                                                                                                 | ID      | Cost Description                                                    |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      | Lifespan (EUL) | EA                       | RUL | Quantity | Unit    | Unit Cost * | Subtotal  | 2021    | 2022 | 2023 | 2024 | 2025      | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032    | 2033 | 2034 | 2035 | 2036      | 2037 | 2038 | 2039 | 2040 | 2041 | Deficiency Repair Estimate |  |  |  |           |         |  |         |
| G2020                                                                                                                                                                          | 2951159 | Parking Lots, Aggregate/Stone, Surface Gravel                       |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      | 7              | 4                        | 3   | 1200     | SF      | \$1.82      | \$2,184   |         |      |      |      | \$2,184   |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           | \$6,552 |  |         |
| G2030                                                                                                                                                                          | 2948552 | Sidewalk, Asphalt, Replace                                          |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      | 25             | 15                       | 10  | 18750    | SF      | \$7.15      | \$134,063 |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  | \$134,063 |         |  |         |
| G2050                                                                                                                                                                          | 2948553 | Sports Apparatus, Baseball, Foul Pole, Replace                      |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      | 25             | 15                       | 10  | 18       | EA      | \$1,950.00  | \$35,100  |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  | \$35,100  |         |  |         |
| G2060                                                                                                                                                                          | 2948555 | Park Bench, Wood/Composite/Fiberglass, Replace                      |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      | 20             | 17                       | 3   | 1        | EA      | \$1,105.00  | \$1,105   |         |      |      |      | \$1,105   |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  | \$1,105   |         |  |         |
| G2060                                                                                                                                                                          | 2951160 | Signage, Property, Monument, Replace                                |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      | 20             | 10                       | 10  | 1        | EA      | \$3,900.00  | \$3,900   |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  | \$3,900   |         |  |         |
| G2060                                                                                                                                                                          | 2948554 | Retaining Wall, Treated Timber, Replace                             |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      | 25             | 15                       | 10  | 120      | SF      | \$26.00     | \$3,120   |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  | \$3,120   |         |  |         |
| G3030                                                                                                                                                                          | 3145261 | Storm Drainage Components, Catch Basin, Raise Frame & Cover, Modify |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      | 0              | 0                        | 0   | 1        | EA      | \$5,850.00  | \$5,850   | \$5,850 |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           |         |  | \$5,850 |
| Totals, Unescalated                                                                                                                                                            |         |                                                                     |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      |                | \$5,850                  | \$0 | \$0      | \$3,289 | \$0         | \$0       | \$0     | \$0  | \$0  | \$0  | \$178,367 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$2,184 | \$0  | \$0  | \$0  | \$189,690 |      |      |      |      |      |                            |  |  |  |           |         |  |         |
| Totals, Escalated (3.0% inflation, compounded annually)                                                                                                                        |         |                                                                     |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      |                | \$5,850                  | \$0 | \$0      | \$3,594 | \$0         | \$0       | \$0     | \$0  | \$0  | \$0  | \$239,710 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$3,610 | \$0  | \$0  | \$0  | \$252,763 |      |      |      |      |      |                            |  |  |  |           |         |  |         |
| * Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost. |         |                                                                     |      |         |      |      |      |      |      |      |           |      |      |      |      |      |      |         |      |      |                |                          |     |          |         |             |           |         |      |      |      |           |      |      |      |      |      |      |         |      |      |      |           |      |      |      |      |      |                            |  |  |  |           |         |  |         |

Item 9b.

**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Sportcraft Landing  
1701 Clackamette Drive  
Oregon City, Oregon 97045

**PREPARED BY:**

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**BV PROJECT #:**

148392.21R000-036.017

**DATE OF REPORT:**

July 16, 2021

**ON SITE DATE:**

March 18, 2021



# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Public Boat Launch                                                                                                                                          |
| Main Address                      | 1701 Clackamette Drive, Oregon City, Oregon 97045                                                                                                           |
| Site Developed                    | 2008<br>(Renovated 2019)                                                                                                                                    |
| Lot Size                          | 1.5 acres (estimated)                                                                                                                                       |
| Number of Substantial Buildings   | None                                                                                                                                                        |
| Parking Spaces                    | 38 total spaces all in open lots, 38 trailer parking spaces; 1 of which are accessible.                                                                     |
| Date(s) of Visit                  | March 18, 2021                                                                                                                                              |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                        |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC                                                                                   |
| Assessment and Report Prepared By | Konnye Zavala                                                                                                                                               |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                    |

## Park Findings and Deficiencies

### Historical Summary

The site was constructed in 2008. There was a renovation in 2019 due to flooding at the pier. The dock is open to the community. There are no major buildings at the site.

### Site and Amenities

There are two main asphalt parking lots located at the lower and upper section of the boating dock. The seal and stripe at the bottom parking lot is recommended to be replaced. There is a trash receptable, a parking bench, and an ancillary building.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |           |                        |                       |                       |                         |                  |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                       | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Special Construction & Demo  | -         | -                      | -                     | -                     | \$12,152                | \$12,152         |
| Site Pavement                | -         | \$251,146              | \$56,331              | \$28,869              | \$131,433               | \$467,779        |
| Site Development             | -         | -                      | -                     | \$5,590               | \$97,217                | \$102,807        |
| <b>TOTALS</b>                | <b>-</b>  | <b>\$251,200</b>       | <b>\$56,400</b>       | <b>\$34,500</b>       | <b>\$240,900</b>        | <b>\$583,000</b> |

## Immediate Needs

Not applicable, no immediate repairs identified

## Key Findings



### Sidewalk in Poor condition.

Asphalt  
Sportcraft Landing Site

Uniformat Code: G2031  
Recommendation: **Replace in 2023**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

Root and other damage observed - AssetCALC ID: 2931789



### Parking Lots in Poor condition.

Pavement, Asphalt  
Sportcraft Landing Lower Parking Lot

Uniformat Code: G2021  
Recommendation: **Replace in 2022**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$214,500

\$\$\$\$

Significant alligator cracking and flood damage reported - AssetCALC ID: 2931792



### Parking Lots in Poor condition.

Pavement, Asphalt  
Sportcraft Landing Lower Parking Lot

Uniformat Code: G2021  
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$17,600

\$\$\$\$

Striping for the parking lot is coming off. - AssetCALC ID: 2931795

## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

### Plan Type Descriptions

#### Safety

An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.

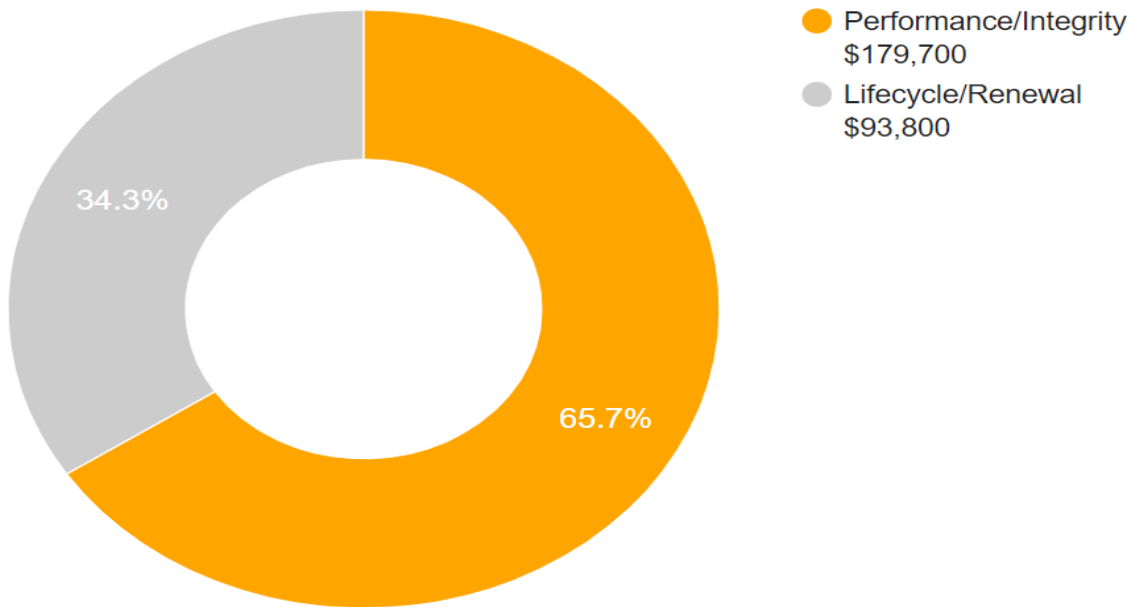
#### Performance/Integrity

Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.

Plan Type Descriptions

|                     |                                                                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessibility       | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                              |
| Environmental       | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                           |
| Retrofit/Adaptation | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.       |
| Lifecycle/Renewal   | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted. |

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$273,500





2. General Park Summary



| General Site Information   |                                                                                                      |           |           |
|----------------------------|------------------------------------------------------------------------------------------------------|-----------|-----------|
| Asset                      | Description                                                                                          | Quantity  | Condition |
| Parking Lot-Upper          | Asphalt                                                                                              | 11,000 SF | Fair      |
| Parking Lot-Lower          | Asphalt                                                                                              | 30,000 SF | Poor      |
| Ancillary                  | Wood-Framed                                                                                          | 100 SF    | Fair      |
| Ramp                       | Concrete                                                                                             | 11,000 SF | Fair      |
| Trail                      | Asphalt                                                                                              | 700 Sf    | Fair      |
| Dock/Pier                  | Wood                                                                                                 | 800 SF    | Fair      |
| Park Bench                 | Metal-Powder                                                                                         | 1 EA      | Fair      |
| Trash Receptacle           | Medium Duty                                                                                          | 1 EA      | Fair      |
| Landscaping and Topography | No significant landscaping features.<br>Irrigation present<br>Low to moderate site slopes throughout |           |           |

| General Site Information     |                                                                                           |
|------------------------------|-------------------------------------------------------------------------------------------|
| On-Site Vehicular Paving     | Asphalt parking areas and drive lanes with upper and lower sections.                      |
| Pedestrian paving and Trails | Asphalt trail                                                                             |
| On-Site Amenities            | Park bench, trash receptacles, pier                                                       |
| Ancillary Buildings          | Shelters                                                                                  |
| Fields and Lots              | N/A                                                                                       |
| Storm Water Management       | Surface drainage to developed and undeveloped surroundings                                |
| Accessibility                | Presently it does not appear an accessibility study is needed for the general site areas. |
| Key Issues and Findings      | Severe alligator cracking in the lower parking lot.                                       |

### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The park was originally constructed in 2008 and substantially renovated in 2019.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall and Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning systems or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sportcraft Landing, 1701 Clackamette Drive, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Konnye Zavala,  
Project Manager

**Reviewed by:**



---

Tammy Prusa,  
Technical Report Reviewer for  
James A. Cave,  
Program Manager  
[Jim.cave@bvna.com](mailto:Jim.cave@bvna.com)  
800.733.0660 x6554





1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



5

ANCILLARY BUILDING



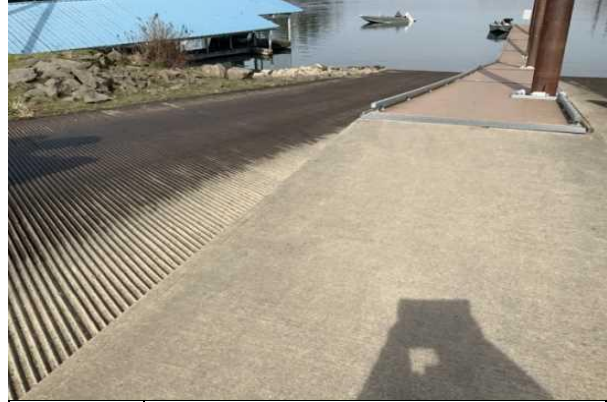
6

UPPER PARKING LOT,  
PAVEMENT, ASPHALT





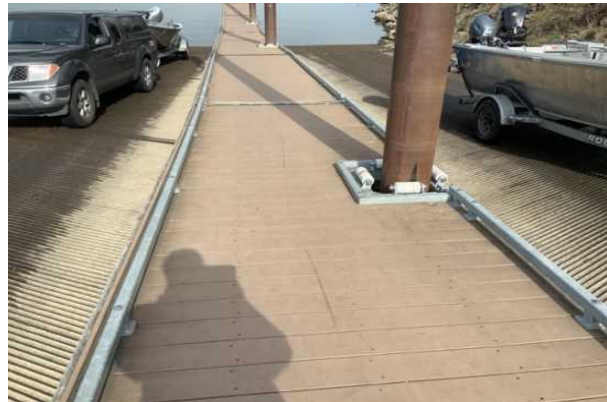
|   |                                         |
|---|-----------------------------------------|
| 7 | LOWER PARKING LOT,<br>PAVEMENT, ASPHALT |
|---|-----------------------------------------|



|   |                     |
|---|---------------------|
| 8 | SITE RAMP, CONCRETE |
|---|---------------------|



|   |                                    |
|---|------------------------------------|
| 9 | TRAIL SURFACE, ASPHALT,<br>OVERLAY |
|---|------------------------------------|



|    |                |
|----|----------------|
| 10 | LAKE DOCK/PIER |
|----|----------------|



|    |                                     |
|----|-------------------------------------|
| 11 | PARK BENCH, METAL POWDER-<br>COATED |
|----|-------------------------------------|



|    |                                         |
|----|-----------------------------------------|
| 12 | TRASH RECEPTACLE, MEDIUM-<br>DUTY METAL |
|----|-----------------------------------------|



| <br><b>BUREAU</b><br><b>VERITAS</b> | Project Number        | Project Name                                  |  |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------|---------------------------------------------------------------------------------------|
|                                                                                                                        | 148392.21R000-036.017 | Sportcraft Landing<br>The City of Oregon City |                                                                                       |
|                                                                                                                        | Source                | On-Site Date                                  |                                                                                       |
|                                                                                                                        | Google                | March 18, 2021                                |                                                                                       |



# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Sportcraft Landing

**Name of person completing form:** Jon Waverly

**Title / Association w/ property:** Facilities Maintenance Manager

**Length of time associated w/ property:** 13 years

**Date Completed:** 3/18/2021

**Phone Number:** 503.519.0377

**Method of Completion:** INTERVIEW - verbally completed during interview

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

| Data Overview |                                                                                                        | Response            |                   |                                                          |
|---------------|--------------------------------------------------------------------------------------------------------|---------------------|-------------------|----------------------------------------------------------|
| 1             | Year(s) constructed                                                                                    | Constructed<br>2008 | Renovated<br>2019 | Boat Ramp was renovated and reopened after the flooding. |
| 2             | Building size in SF                                                                                    | SF                  |                   |                                                          |
| 3             | Major Renovation/Rehabilitation                                                                        |                     | Year              | Additional Detail                                        |
|               |                                                                                                        | Facade              |                   |                                                          |
|               |                                                                                                        | Roof                |                   |                                                          |
|               |                                                                                                        | Interiors           |                   |                                                          |
|               |                                                                                                        | HVAC                |                   |                                                          |
|               |                                                                                                        | Electrical          |                   |                                                          |
|               |                                                                                                        | Site Pavement       |                   |                                                          |
|               |                                                                                                        | Accessibility       |                   |                                                          |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         |                     |                   |                                                          |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? |                     |                   |                                                          |
| 6             | Describe any on-going extremely problematic, historically chronic, or immediate facility needs.        |                     |                   |                                                          |

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Item 9b.

| Question |                                                                                                                                            | Response |    |     |    | Comments |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------|----------|----|-----|----|----------|
|          |                                                                                                                                            | Yes      | No | Unk | NA |          |
| 7        | Are there any problems with foundations or structures, like excessive settlement?                                                          |          |    |     | ×  |          |
| 8        | Are there any wall, window, basement or roof leaks?                                                                                        |          |    |     | ×  |          |
| 9        | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?             |          |    |     | ×  |          |
| 10       | Are your elevators unreliable, with frequent service calls?                                                                                |          |    |     | ×  |          |
| 11       | Are there any plumbing leaks, water pressure, or clogging/backup problems?                                                                 |          |    |     | ×  |          |
| 12       | Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?                                            |          |    |     | ×  |          |
| 13       | Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?                                       |          |    |     | ×  |          |
| 14       | Is the electrical service outdated, undersized, or otherwise problematic?                                                                  |          |    |     | ×  |          |
| 15       | Are there any problems or inadequacies with exterior lighting?                                                                             |          | ×  |     |    |          |
| 16       | Is site/parking drainage inadequate, with excessive ponding or other problems?                                                             |          |    | ×   |    |          |
| 17       | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above? |          | ×  |     |    |          |
| 18       | ADA: Has an accessibility study been performed at the site? If so, when?                                                                   |          | ×  |     |    |          |
| 19       | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?                                      |          | ×  |     |    |          |
| 20       | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?                                     |          | ×  |     |    |          |

Konnye Zawala

Signature of Assessor

Signature of POC

## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Sportcraft Landing

**BV Project Number:** 148392.21R-00 - 036.017

### Facility History & Interview

|   | Question                                                                                               | Yes | No | NA | Comments |
|---|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1 | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | X  |    |          |
| 2 | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     | X  |    |          |
| 3 | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | X  |    |          |

### Sportcraft Landing: Accessibility Issues

| Category                                | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None* |
|-----------------------------------------|-----------------------------------------|--------------------------------------------|--------------|-------|
| <b>Parking</b>                          |                                         |                                            |              | X     |
| <b>Exterior Accessible Route</b>        |                                         |                                            |              | X     |
| <b>Building Entrances</b>               | NA                                      |                                            |              |       |
| <b>Interior Accessible Route</b>        | NA                                      |                                            |              |       |
| <b>Elevators</b>                        | NA                                      |                                            |              |       |
| <b>Public Restrooms</b>                 | NA                                      |                                            |              |       |
| <b>Kitchens/Kitchenettes</b>            | NA                                      |                                            |              |       |
| <b>Playgrounds &amp; Swimming Pools</b> | NA                                      |                                            |              |       |
| <b>Other</b>                            | NA                                      |                                            |              |       |

\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in scope



## Sportcraft Landing: Photographic Overview



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking



Accessible ramp or path



Curb cut or 2nd pathway

| UF L3 Code                               | Location          | Condition | Asset/Component/Repair                                       | Quantity  | RUL | ID      |
|------------------------------------------|-------------------|-----------|--------------------------------------------------------------|-----------|-----|---------|
| Special Construction & Demo              |                   |           |                                                              |           |     |         |
| F1020                                    | Site              | Fair      | Ancillary Building, Wood-Framed or CMU, Basic/Minimal        | 100 SF    | 15  | 2931790 |
| Pedestrian Plazas & Walkways             |                   |           |                                                              |           |     |         |
| G2020                                    | Upper Parking Lot | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe               | 11,000 SF | 2   | 2931788 |
| G2020                                    | Lower Parking Lot | Poor      | Parking Lots, Pavement, Asphalt, Seal & Stripe               | 30,000 SF | 1   | 2931795 |
| G2020                                    | Lower Parking Lot | Poor      | Parking Lots, Pavement, Asphalt                              | 30,000 SF | 1   | 2931792 |
| G2020                                    | Upper Parking Lot | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay              | 11,000 SF | 4   | 2931791 |
| G2030                                    | Site              | Poor      | Sidewalk, Asphalt                                            | 700 SF    | 2   | 2931789 |
| G2030                                    | Site              | Fair      | Site Stairs & Ramps, Steps, Concrete (per LF of nosing)      | 600 LF    | 20  | 2931796 |
| Athletic, Recreational & Playfield Areas |                   |           |                                                              |           |     |         |
| G2050                                    | Boat Launch       | Fair      | Lake Dock/Pier, Decking & Structure, Wood Pile-Supported     | 800 SF    | 15  | 2931793 |
| Sitework                                 |                   |           |                                                              |           |     |         |
| G2060                                    | Site              | Fair      | Signage, Property, Building or Pole-Mounted, Replace/Install | 1         | 10  | 2931797 |
| G2060                                    | Site              | Fair      | Park Bench, Metal Powder-Coated                              | 1         | 10  | 2931798 |
| G2060                                    | Site              | Fair      | Trash Receptacle, Medium-Duty Metal or Precast               | 1         | 10  | 2931794 |

Replacement Reserves Report

Sportcraft Landing

Item 9b.

7/16/2021

| Location           | 2021 | 2022      | 2023     | 2024 | 2025     | 2026 | 2027     | 2028    | 2029 | 2030 | 2031    | 2032     | 2033    | 2034 | 2035 | 2036      | 2037     | 2038     | 2039 | 2040 | 2041     | Total Escalated Estimate |
|--------------------|------|-----------|----------|------|----------|------|----------|---------|------|------|---------|----------|---------|------|------|-----------|----------|----------|------|------|----------|--------------------------|
| Sportcraft Landing | \$0  | \$239,012 | \$12,137 | \$0  | \$56,332 | \$0  | \$20,956 | \$7,914 | \$0  | \$0  | \$5,591 | \$24,293 | \$9,175 | \$0  | \$0  | \$109,369 | \$28,163 | \$10,636 | \$0  | \$0  | \$59,168 | \$582,745                |
| Grand Total        | \$0  | \$239,012 | \$12,137 | \$0  | \$56,332 | \$0  | \$20,956 | \$7,914 | \$0  | \$0  | \$5,591 | \$24,293 | \$9,175 | \$0  | \$0  | \$109,369 | \$28,163 | \$10,636 | \$0  | \$0  | \$59,168 | \$582,745                |

| Uniformat Code                                          | ID      | Cost Description                                                  | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost  | *Subtotal | 2021 | 2022      | 2023      | 2024     | 2025     | 2026 | 2027     | 2028    | 2029     | 2030    | 2031 | 2032     | 2033    | 2034     | 2035    | 2036     | 2037     | 2038      | 2039     | 2040     | 2041     | Deficiency Repair Estimate |           |           |           |
|---------------------------------------------------------|---------|-------------------------------------------------------------------|----------------|------|-----|----------|------|------------|-----------|------|-----------|-----------|----------|----------|------|----------|---------|----------|---------|------|----------|---------|----------|---------|----------|----------|-----------|----------|----------|----------|----------------------------|-----------|-----------|-----------|
| F1020                                                   | 2931790 | Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace    | 35             | 20   | 15  | 100      | SF   | \$78.00    | \$7,800   |      |           |           |          |          |      |          |         |          |         |      |          |         |          |         | \$7,800  |          |           |          |          |          | \$7,800                    |           |           |           |
| G2020                                                   | 2931795 | Parking Lots, Pavement, Asphalt, Seal & Stripe                    | 5              | 4    | 1   | 30000    | SF   | \$0.59     | \$17,550  |      | \$17,550  |           |          |          |      | \$17,550 |         |          |         |      | \$17,550 |         |          |         |          | \$17,550 |           |          |          |          |                            | \$70,200  |           |           |
| G2020                                                   | 2931792 | Parking Lots, Pavement, Asphalt, Replace                          | 25             | 24   | 1   | 30000    | SF   | \$7.15     | \$214,500 |      | \$214,500 |           |          |          |      |          |         |          |         |      |          |         |          |         |          |          |           |          |          |          |                            | \$214,500 |           |           |
| G2020                                                   | 2931788 | Parking Lots, Pavement, Asphalt, Seal & Stripe                    | 5              | 3    | 2   | 11000    | SF   | \$0.59     | \$6,435   |      |           | \$6,435   |          |          |      |          | \$6,435 |          |         |      |          | \$6,435 |          |         |          |          | \$6,435   |          |          |          |                            | \$25,740  |           |           |
| G2020                                                   | 2931791 | Parking Lots, Pavement, Asphalt, Mill & Overlay                   | 25             | 21   | 4   | 11000    | SF   | \$4.55     | \$50,050  |      |           |           |          | \$50,050 |      |          |         |          |         |      |          |         |          |         |          |          |           |          |          |          |                            | \$50,050  |           |           |
| G2030                                                   | 2931789 | Sidewalk, Asphalt, Replace                                        | 25             | 23   | 2   | 700      | SF   | \$7.15     | \$5,005   |      |           | \$5,005   |          |          |      |          |         |          |         |      |          |         |          |         |          |          |           |          |          |          |                            | \$5,005   |           |           |
| G2030                                                   | 2931796 | Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Replace  | 50             | 30   | 20  | 600      | LF   | \$54.60    | \$32,760  |      |           |           |          |          |      |          |         |          |         |      |          |         |          |         |          |          |           |          |          | \$32,760 |                            | \$32,760  |           |           |
| G2050                                                   | 2931793 | Lake Dock/Pier, Decking & Structure, Wood Pile-Supported, Replace | 25             | 10   | 15  | 800      | SF   | \$78.00    | \$62,400  |      |           |           |          |          |      |          |         |          |         |      |          |         |          |         | \$62,400 |          |           |          |          |          |                            | \$62,400  |           |           |
| G2060                                                   | 2931798 | Park Bench, Metal Powder-Coated, Replace                          | 20             | 10   | 10  | 1        | EA   | \$1,105.00 | \$1,105   |      |           |           |          |          |      |          |         |          |         |      | \$1,105  |         |          |         |          |          |           |          |          |          |                            | \$1,105   |           |           |
| G2060                                                   | 2931794 | Trash Receptacle, Medium-Duty Metal or Precast, Replace           | 20             | 10   | 10  | 1        | EA   | \$1,105.00 | \$1,105   |      |           |           |          |          |      |          |         |          |         |      | \$1,105  |         |          |         |          |          |           |          |          |          |                            | \$1,105   |           |           |
| G2060                                                   | 2931797 | Signage, Property, Building or Pole-Mounted, Replace/Install      | 20             | 10   | 10  | 1        | EA   | \$1,950.00 | \$1,950   |      |           |           |          |          |      |          |         |          |         |      | \$1,950  |         |          |         |          |          |           |          |          |          |                            | \$1,950   |           |           |
| Totals, Unescalated                                     |         |                                                                   |                |      |     |          |      |            |           |      | \$0       | \$232,050 | \$11,440 |          | \$0  | \$50,050 | \$0     | \$17,550 | \$6,435 | \$0  | \$0      | \$4,160 | \$17,550 | \$6,435 | \$0      | \$0      | \$70,200  | \$17,550 | \$6,435  | \$0      | \$0                        | \$32,760  | \$472,615 |           |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                   |                |      |     |          |      |            |           |      | \$0       | \$239,012 | \$12,137 |          | \$0  | \$56,332 | \$0     | \$20,956 | \$7,914 | \$0  | \$0      | \$5,591 | \$24,293 | \$9,175 | \$0      | \$0      | \$109,369 | \$28,163 | \$10,636 | \$0      | \$0                        | \$59,168  |           | \$582,745 |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.



# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Stafford Park  
569 Holmes Lane  
Oregon City, Oregon 97045

## PREPARED BY:

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

## BV CONTACT:

James A. Cave, RA  
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800.733.0660 x6554  
[Jim.cave@bvna.com](mailto:Jim.cave@bvna.com)

## BV PROJECT #:

148392.21R000-037.017

## DATE OF REPORT:

July 16, 2021

## ON SITE DATE:

March 25, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Small neighborhood park                                                                                                                                      |
| Main Address                      | 569 Holmes Lane, Oregon City, Oregon 97045                                                                                                                   |
| Site Developed                    | N/A                                                                                                                                                          |
| Lot Size                          | 1.61 acres (estimated)                                                                                                                                       |
| Number of Substantial Buildings   | None                                                                                                                                                         |
| Parking Spaces                    | N/A, open spaces                                                                                                                                             |
| Date(s) of Visit                  | March 25, 2021                                                                                                                                               |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                         |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                   |
| Assessment and Report Prepared By | Rashad Alnial                                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |



## Park Findings and Deficiencies

### Historical Summary

Stafford Park is located at 569 Holmes Lane and is a small undeveloped park. The park consists of picnic areas and an open field.

### Site and Amenities

Amenities are very limited in the park, the only key issue found was a worn-out picnic table. Accessibility is major issue no accessible space is provided and there is no accessible pathway from the parking to the picnic tables and the bench.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |                 |                        |                       |                       |                         |                 |
|------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|-----------------|
| System                       | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL           |
| Site Development             | -               | \$1,172                | -                     | \$2,970               | \$7,999                 | \$12,141        |
| Site Pavement                | \$7,150         | \$1,241                | -                     | \$11,047              | \$17,778                | \$37,216        |
| Accessibility                | \$15,600        | -                      | -                     | -                     | -                       | \$15,600        |
| <b>TOTALS</b>                | <b>\$22,800</b> | <b>\$2,500</b>         | <b>-</b>              | <b>\$14,100</b>       | <b>\$25,800</b>         | <b>\$65,200</b> |

## Immediate Needs

| Facility/Building | Total Items | Total Cost      |
|-------------------|-------------|-----------------|
| Stafford Park     | 2           | \$22,800        |
| <b>Total</b>      | <b>2</b>    | <b>\$22,800</b> |

### Stafford Park

| ID                     | Location      | Location Description | UF Code | Description                                                | Condition | Plan Type     | Cost            |
|------------------------|---------------|----------------------|---------|------------------------------------------------------------|-----------|---------------|-----------------|
| 2950991                | Stafford Park | Site                 | Y1010   | ADA Parking, Designated Stall, Regraded & Leveled, Install | NA        | Accessibility | \$15,600        |
| 2950992                | Stafford Park | Site                 | G2030   | Sidewalk, Asphalt, Replace                                 | NA        | Accessibility | \$7,200         |
| <b>Total (2 Items)</b> |               |                      |         |                                                            |           |               | <b>\$22,800</b> |

Key Findings



Picnic Table in Poor condition.

Wood  
Stafford Park Site  
  
Unifomat Code: G2062  
Recommendation: **Replace in 2023**

Priority Score: **81.7**  
  
Plan Type:  
Performance/Integrity  
  
Cost Estimate: \$1,100  
  
\$\$\$\$

Table is deteriorated. - AssetCALC ID: 2948550

Sidewalk

Asphalt  
Stafford Park Site  
  
Unifomat Code: G2031  
Recommendation: **Replace in 2021**

Priority Score: **67.9**  
  
Plan Type: Accessibility  
  
Cost Estimate: \$7,200  
  
\$\$\$\$

Accessible path not provided. - AssetCALC ID: 2950992

ADA Parking

Designated Stall, Regraded and Leveled  
Stafford Park Site  
  
Unifomat Code: Y1011  
Recommendation: **Install in 2021**

Priority Score: **63.9**  
  
Plan Type: Accessibility  
  
Cost Estimate: \$15,600  
  
\$\$\$\$

No ADA accessible parking space provided. - AssetCALC ID: 2950991

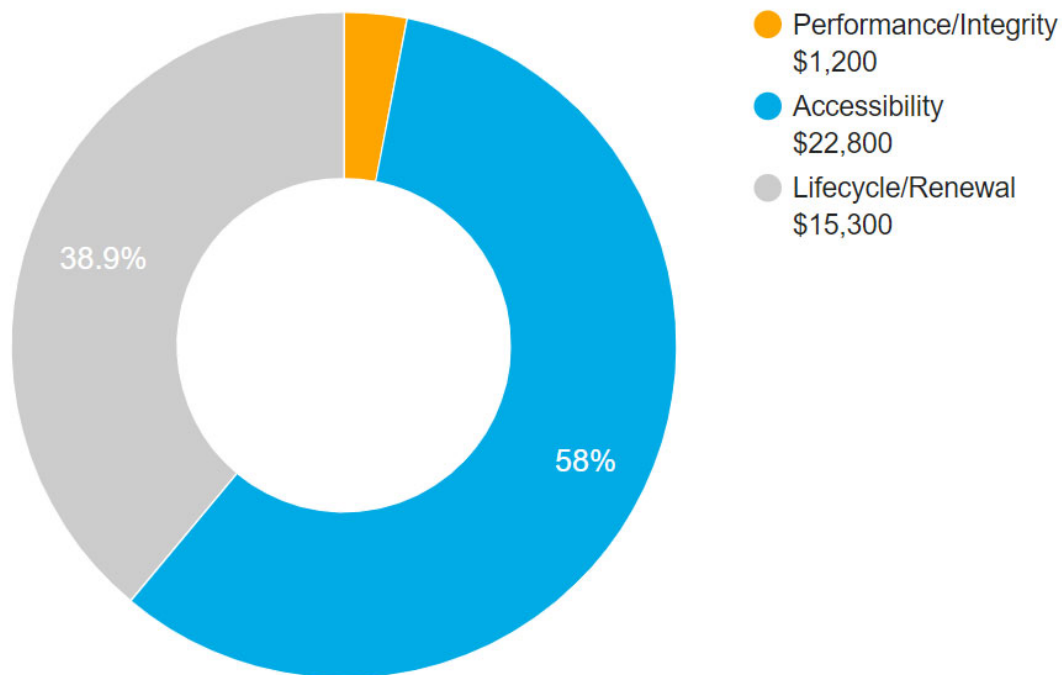
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

### Plan Type Descriptions

|                              |                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| <b>Environmental</b>         | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |
| <b>Retrofit/Adaptation</b>   | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$39,300**

2. General Park Summary



| General Site Information     |                                                                                                  |          |           |
|------------------------------|--------------------------------------------------------------------------------------------------|----------|-----------|
| Asset                        | Description                                                                                      | Quantity | Condition |
| Signage                      | Guide and directional pole mounted                                                               | 1 EA     | Fair      |
| Bollard                      | Wood                                                                                             | 31 EA    | Fair      |
| Trash Receptacle             | Medium-Duty, Metal                                                                               | 1 EA     | Fair      |
| Park Bench                   | Wood                                                                                             | 1 EA     | Fair      |
| Picnic Table                 | Wood                                                                                             | 1 EA     | Fair      |
| Picnic Table                 | Wood                                                                                             | 1 EA     | Poor      |
| Landscaping and Topography   | Limited landscaping features<br>Irrigation not present<br>Low to moderate site slopes throughout |          |           |
| On-Site Vehicular Paving     | Asphalt parking area                                                                             |          |           |
| Pedestrian paving and Trails | Asphalt patches                                                                                  |          |           |



| General Site Information |                                                                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| On-Site Amenities        | Bench, Picnic tables and wood bollards                                                                                                         |
| Ancillary Buildings      | None                                                                                                                                           |
| Fields and Lots          | Unimproved play fields                                                                                                                         |
| Accessibility            | Potential moderate/major issues have been identified associated with the general site areas and a detailed accessibility study is recommended. |
| Key Issues and Findings  | Worn out picnic table. No accessible parking or paths.                                                                                         |

### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings and/or amenities identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.



## 6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall and Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning systems or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Stafford Park, 569 Holmes Lane, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Rashad Alnial,  
Project Manager

**Reviewed by:**



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1

PARK OVERVIEW NORTH



2

PARK OVERVIEW SOUTH



3

PARKING AREA



4

TRASH RECEPTACLE



5

PICNIC AREA



6

PICNIC TABLE



Site Plan



|                                                                                                              |                       |                     |                                                                                                   |
|--------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|---------------------------------------------------------------------------------------------------|
| <br><b>BUREAU VERITAS</b> | <b>Project Number</b> | <b>Project Name</b> | <br><b>N</b> |
|                                                                                                              | 148392.21R000-037.017 | Stafford Park       |                                                                                                   |
|                                                                                                              | <b>Source</b>         | <b>On-Site Date</b> |                                                                                                   |
|                                                                                                              | Orcity.org            | March 25, 2021      |                                                                                                   |



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THE PRE-SURVEY QUESTIONNAIRE  
WAS NOT RETURNED TO BV

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## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:**     Stafford Park

**BV Project Number:**     148392.21R000-037.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| <b>1</b> | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✕  |    |          |
| <b>2</b> | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✕  |          |
| <b>3</b> | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     |    | ✕  |          |

## Abbreviated Accessibility Checklist

## Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does the required number of standard ADA designated spaces appear to be provided ?          |     |    | ×  |          |
| 2        | Does the required number of van-accessible designated spaces appear to be provided ?        |     |    | ×  |          |
| 3        | Are accessible spaces on the shortest accessible route to an accessible building entrance ? |     |    | ×  |          |
| 4        | Does parking signage include the International Symbol of Accessibility ?                    |     |    | ×  |          |
| 5        | Does each accessible space have an adjacent access aisle ?                                  |     |    | ×  |          |
| 6        | Do parking spaces and access aisles appear to be relatively level and without obstruction ? |     |    | ×  |          |

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

| Question |                                                                                                                                                                            | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?                                       |     |    | ×  |          |
| 2        | Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ? |     |    | ×  |          |
| 3        | Are curb ramps present at transitions through raised curbs on all accessible routes?                                                                                       |     |    | ×  |          |
| 4        | Do curb ramps appear to have compliant slopes for all components ?                                                                                                         |     |    | ×  |          |
| 5        | Do ramp runs on an accessible route appear to have compliant slopes ?                                                                                                      |     |    | ×  |          |
| 6        | Do ramp runs on an accessible route appear to have a compliant rise and width ?                                                                                            |     |    | ×  |          |

|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |



# Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

| Question |                                                                                                     | Yes | No | NA | Comments |
|----------|-----------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do a sufficient number of accessible entrances appear to be provided ?                              |     |    | ×  |          |
| 2        | If the main entrance is not accessible, is an alternate accessible entrance provided?               |     |    | ×  |          |
| 3        | Is signage provided indicating the location of alternate accessible entrances ?                     |     |    | ×  |          |
| 4        | Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ? |     |    | ×  |          |
| 5        | Do doors at accessible entrances appear to have compliant hardware ?                                |     |    | ×  |          |
| 6        | Do doors at accessible entrances appear to have a compliant clear opening width ?                   |     |    | ×  |          |

|   |                                                                                                       |  |  |   |  |
|---|-------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ? |  |  | × |  |
| 8 | Do thresholds at accessible entrances appear to have a compliant height ?                             |  |  | × |  |

## Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

| Question |                                                                                        | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does an accessible route appear to connect all public areas inside the building ?      |     |    | ✗  |          |
| 2        | Do accessible routes appear free of obstructions and/or protruding objects ?           |     |    | ✗  |          |
| 3        | Do ramps on accessible routes appear to have compliant slopes ?                        |     |    | ✗  |          |
| 4        | Do ramp runs on an accessible route appear to have a compliant rise and width ?        |     |    | ✗  |          |
| 5        | Do ramps on accessible routes appear to have compliant end and intermediate landings ? |     |    | ✗  |          |
| 6        | Do ramps on accessible routes appear to have compliant handrails ?                     |     |    | ✗  |          |

|    |                                                                                                                       |  |  |   |  |
|----|-----------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7  | Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ? |  |  | X |  |
| 8  | Do public transaction areas have an accessible, lowered service counter section ?                                     |  |  | X |  |
| 9  | Do public telephones appear mounted with an accessible height and location ?                                          |  |  | X |  |
| 10 | Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?             |  |  | X |  |
| 11 | Do doors at interior accessible routes appear to have compliant hardware ?                                            |  |  | X |  |
| 12 | Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?  |  |  | X |  |
| 13 | Do doors on interior accessible routes appear to have a compliant clear opening width ?                               |  |  | X |  |

## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |



|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms

NA

NA

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?         |     |    | ×  |          |
| 2        | Does the lavatory appear to be mounted at a compliant height and with compliant knee area ? |     |    | ×  |          |
| 3        | Does the lavatory faucet have compliant handles ?                                           |     |    | ×  |          |
| 4        | Is the plumbing piping under lavatories configured to protect against contact ?             |     |    | ×  |          |
| 5        | Are grab bars provided at compliant locations around the toilet ?                           |     |    | ×  |          |
| 6        | Do toilet stall doors appear to provide the minimum compliant clear width ?                 |     |    | ×  |          |

|   |                                                                                                                                                                        |  |  |   |  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do toilet stalls appear to provide the minimum compliant clear floor area ?                                                                                            |  |  | × |  |
| 8 | Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ? |  |  | × |  |
| 9 | Do accessories and mirrors appear to be mounted at a compliant height ?                                                                                                |  |  | × |  |

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

| Question |                                                                                                         | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ? |     |    | ✗  |          |
| 2        | Are the appliances centered for a parallel or forward approach with adequate clear floor space ?        |     |    | ✗  |          |
| 3        | Is there an accessible countertop/preparation space of proper width and height ?                        |     |    | ✗  |          |
| 4        | Is there an accessible sink space of proper width and height ?                                          |     |    | ✗  |          |
| 5        | Does the sink faucet have compliant handles ?                                                           |     |    | ✗  |          |
| 6        | Is the plumbing piping under the sink configured to protect against contact ?                           |     |    | ✗  |          |

|   |                                                                                                                     |  |  |   |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  | ✕ |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|

Item 9b.



## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools

NA

NA

| Question |                                                                         | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is there an accessible route to the play area / s?                      |     |    | ✗  |          |
| 2        | Has the play area been reviewed for accessibility ?                     |     |    | ✗  |          |
| 3        | Are publicly accessible swimming pools equipped with an entrance lift ? |     |    | ✗  |          |

| UF L3 Code                   | Location | Condition | Asset/Component/Repair                                     | Quantity | RUL | ID      |
|------------------------------|----------|-----------|------------------------------------------------------------|----------|-----|---------|
| Pedestrian Plazas & Walkways |          |           |                                                            |          |     |         |
| G2010                        | Site     | Fair      | Roadways, Pavement, Asphalt, Mill & Overlay                | 2,000 SF | 15  | 2951167 |
| G2020                        | Site     | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe             | 2,000 SF | 2   | 3140596 |
| G2030                        | Site     | NA        | Sidewalk, Asphalt                                          | 1,000 SF | 0   | 2950992 |
| G2030                        | Site     | Fair      | Sidewalk, Asphalt                                          | 1,000 SF | 10  | 2948547 |
| Sitework                     |          |           |                                                            |          |     |         |
| G2060                        | Site     | Fair      | Park Bench, Wood/Composite/Fiberglass                      | 1        | 10  | 2948545 |
| G2060                        | Site     | Good      | Trash Receptacle, Medium-Duty Metal or Precast             | 1        | 15  | 2948548 |
| G2060                        | Site     | Poor      | Picnic Table, Wood                                         | 1        | 2   | 2948550 |
| G2060                        | Site     | Fair      | Bollard, Concrete or Metal                                 | 31       | 15  | 2948549 |
| G2060                        | Site     | Fair      | Picnic Table, Wood                                         | 1        | 10  | 2948551 |
| Accessibility                |          |           |                                                            |          |     |         |
| Y1010                        | Site     | NA        | ADA Parking, Designated Stall, Regraded & Leveled, Install | 1        | 0   | 2950991 |

Replacement Reserves Report

Stafford Park

7/16/2021

Item 9b.

| Location      | 2021     | 2022 | 2023    | 2024 | 2025 | 2026 | 2027 | 2028    | 2029 | 2030 | 2031     | 2032 | 2033    | 2034 | 2035 | 2036     | 2037 | 2038    | 2039 | 2040 | 2041 | Total Escalated Estimate |
|---------------|----------|------|---------|------|------|------|------|---------|------|------|----------|------|---------|------|------|----------|------|---------|------|------|------|--------------------------|
| Stafford Park | \$22,750 | \$0  | \$2,414 | \$0  | \$0  | \$0  | \$0  | \$1,439 | \$0  | \$0  | \$12,579 | \$0  | \$1,668 | \$0  | \$0  | \$22,178 | \$0  | \$1,934 | \$0  | \$0  | \$0  | \$64,961                 |
| Grand Total   | \$22,750 | \$0  | \$2,414 | \$0  | \$0  | \$0  | \$0  | \$1,439 | \$0  | \$0  | \$12,579 | \$0  | \$1,668 | \$0  | \$0  | \$22,178 | \$0  | \$1,934 | \$0  | \$0  | \$0  | \$64,961                 |

| Uniformat Code                                          | ID      | Cost Description                                           | Lifespan (EUL) | E | Age | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021     | 2022 | 2023    | 2024 | 2025 | 2026 | 2027 | 2028    | 2029 | 2030    | 2031     | 2032 | 2033    | 2034    | 2035    | 2036     | 2037    | 2038    | 2039 | 2040 | 2041 | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|------------------------------------------------------------|----------------|---|-----|-----|----------|------|-------------|----------|----------|------|---------|------|------|------|------|---------|------|---------|----------|------|---------|---------|---------|----------|---------|---------|------|------|------|----------------------------|
| G2010                                                   | 2951167 | Roadways, Pavement, Asphalt, Mill & Overlay                | 25             |   | 10  | 15  | 2000     | SF   | \$4.55      | \$9,100  |          |      |         |      |      |      |      |         |      |         |          |      |         |         | \$9,100 |          |         |         |      |      |      | \$9,100                    |
| G2020                                                   | 3140596 | Parking Lots, Pavement, Asphalt, Seal & Stripe             | 5              |   | 3   | 2   | 2000     | SF   | \$0.59      | \$1,170  |          |      | \$1,170 |      |      |      |      | \$1,170 |      |         |          |      | \$1,170 |         |         |          | \$1,170 |         |      |      |      | \$4,680                    |
| G2030                                                   | 2950992 | Sidewalk, Asphalt, Replace                                 | 25             |   | 25  | 0   | 1000     | SF   | \$7.15      | \$7,150  | \$7,150  |      |         |      |      |      |      |         |      |         |          |      |         |         |         |          |         |         |      |      |      | \$7,150                    |
| G2030                                                   | 2948547 | Sidewalk, Asphalt, Replace                                 | 25             |   | 15  | 10  | 1000     | SF   | \$7.15      | \$7,150  |          |      |         |      |      |      |      |         |      | \$7,150 |          |      |         |         |         |          |         |         |      |      |      | \$7,150                    |
| G2060                                                   | 2948550 | Picnic Table, Wood, Replace                                | 20             |   | 18  | 2   | 1        | EA   | \$1,105.00  | \$1,105  |          |      | \$1,105 |      |      |      |      |         |      |         |          |      |         |         |         |          |         |         |      |      |      | \$1,105                    |
| G2060                                                   | 2948545 | Park Bench, Wood/Composite/Fiberglass, Replace             | 20             |   | 10  | 10  | 1        | EA   | \$1,105.00  | \$1,105  |          |      |         |      |      |      |      |         |      |         | \$1,105  |      |         |         |         |          |         |         |      |      |      | \$1,105                    |
| G2060                                                   | 2948551 | Picnic Table, Wood, Replace                                | 20             |   | 10  | 10  | 1        | EA   | \$1,105.00  | \$1,105  |          |      |         |      |      |      |      |         |      |         | \$1,105  |      |         |         |         |          |         |         |      |      |      | \$1,105                    |
| G2060                                                   | 2948548 | Trash Receptacle, Medium-Duty Metal or Precast, Replace    | 20             |   | 5   | 15  | 1        | EA   | \$1,105.00  | \$1,105  |          |      |         |      |      |      |      |         |      |         |          |      |         | \$1,105 |         |          |         |         |      |      |      | \$1,105                    |
| G2060                                                   | 2948549 | Bollard, Concrete or Metal, Replace                        | 30             |   | 15  | 15  | 31       | EA   | \$130.00    | \$4,030  |          |      |         |      |      |      |      |         |      |         |          |      |         |         | \$4,030 |          |         |         |      |      |      | \$4,030                    |
| Y1010                                                   | 2950991 | ADA Parking, Designated Stall, Regraded & Leveled, Install | 0              |   | 0   | 0   | 1        | EA   | \$15,600.00 | \$15,600 | \$15,600 |      |         |      |      |      |      |         |      |         |          |      |         |         |         |          |         |         |      |      |      | \$15,600                   |
| Totals, Unescalated                                     |         |                                                            |                |   |     |     |          |      |             |          | \$22,750 | \$0  | \$2,275 | \$0  | \$0  | \$0  | \$0  | \$1,170 | \$0  | \$0     | \$9,360  | \$0  | \$1,170 | \$0     | \$0     | \$14,235 | \$0     | \$1,170 | \$0  | \$0  | \$0  | \$52,130                   |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                            |                |   |     |     |          |      |             |          | \$22,750 | \$0  | \$2,414 | \$0  | \$0  | \$0  | \$0  | \$1,439 | \$0  | \$0     | \$12,579 | \$0  | \$1,668 | \$0     | \$0     | \$22,178 | \$0     | \$1,934 | \$0  | \$0  | \$0  | \$64,961                   |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

Item 9b.

**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Straight Cemetery  
13014 Clackamas River Drive  
Oregon City, Oregon 97045

**PREPARED BY:**

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
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800.733.0660  
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**BV PROJECT #:**

148392.21R000-038.017

**DATE OF REPORT:**

July 18, 2021

**ON SITE DATE:**

March 16, 2021

# 1. Executive Summary

## Cemetery Overview and Assessment Details

| General Information               |                                                                                                                                |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Small cemetery                                                                                                                 |
| Main Address                      | 13014 Clackamas River Drive, Oregon City, Oregon 97045                                                                         |
| Site Developed                    | 1871                                                                                                                           |
| Lot Size                          | 0.12 acres (estimated)                                                                                                         |
| Number of Substantial Buildings   | None                                                                                                                           |
| Parking Spaces                    | On-site Parking not provided                                                                                                   |
| Date(s) of Visit                  | March 16, 2021                                                                                                                 |
| Management Point of Contact       | Denise Conrad<br>503.657.0891<br><a href="mailto:dconrad@orcity.org">dconrad@orcity.org</a>                                    |
| On-site Point of Contact (POC)    | Jon Waverly, Facilities Maintenance Specialist<br>503.519.0377<br><a href="mailto:jwaverly@orcity.org">jwaverly@orcity.org</a> |
| Assessment and Report Prepared By | Konnye Zavala, Project Manager                                                                                                 |
| Reviewed By                       | James A. Cave<br>Program Manager<br><a href="mailto:Jim.cave@bvna.com">Jim.cave@bvna.com</a><br>800.733.0660 x6554             |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>       |



## Cemetery Findings and Deficiencies

### Historical Summary

The subject property is an historic cemetery constructed circa 1871. It appears the site has been used solely for this purpose since first developed.

### Site & Amenities

The property has minimal improvements, beyond the graves themselves limited to perimeter fencing, signage and a sidewalk. Site lighting and on-site parking is not provided. The site is fair condition with the fencing requiring repainting and minor repairs and the sidewalk relatively free of major cracks and spalls. At the time of the on-site, there were a number of downed limbs and branches resulting from a recent ice storm. Short term fence painting and repairs are required as well as typical life cycle replacements.

### Recommended Additional Studies

No additional studies recommended at this time.

### Systems Expenditure Forecast

The chart below breaks down the dollars by system type and groups individual years into time ranges.

| System Expenditure Forecast |                 |                        |                       |                       |                         |                 |
|-----------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|-----------------|
| System                      | Immediate       | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL           |
| Site Development            | \$11,160        | -                      | \$2,130               | \$4,999               | \$20,155                | \$38,444        |
| Site Pavement               | -               | -                      | -                     | -                     | \$16,905                | \$16,905        |
| <b>TOTALS</b>               | <b>\$11,200</b> | <b>-</b>               | <b>\$2,200</b>        | <b>\$5,000</b>        | <b>\$37,100</b>         | <b>\$55,500</b> |

## Immediate Needs

### Immediate Needs Report

| Facility/Building | Total Items | Total Cost      |
|-------------------|-------------|-----------------|
| Straight Cemetery | 2           | \$11,100        |
| <b>Total</b>      | <b>2</b>    | <b>\$11,100</b> |

#### Straight Cemetery

| ID                     | Location          | Location<br>Description | UF<br>Code | Description                                                             | Condition | Plan Type             | Cost            |
|------------------------|-------------------|-------------------------|------------|-------------------------------------------------------------------------|-----------|-----------------------|-----------------|
| 2929961                | Straight Cemetery | Site                    | G2060      | Fences & Gates, Fence, Wood Board 4', Replace                           | Poor      | Performance/Integrity | \$7,400         |
| 2943569                | Straight Cemetery | Site                    | G2060      | Fences & Gates, Fence, any Painted Surface, Prep & Paint, Minor Repairs | Poor      | Performance/Integrity | \$3,700         |
| <b>Total (2 items)</b> |                   |                         |            |                                                                         |           |                       | <b>\$11,100</b> |

## Key Findings



### Fences & Gates in Poor condition.

Priority Score: **81.9**

Fence, Wood Board 4'  
Straight Cemetery Site

Plan Type:  
Performance/Integrity

Uniformat Code: G2062  
Recommendation: **Replace in 2021**

Cost Estimate: \$6,200

\$\$\$\$

Fencing in disrepair and being held up by T posts. - AssetCALC ID: 2929961



### Fences & Gates in Poor condition.

Priority Score: **81.8**

Fence, any Painted Surface  
Straight Cemetery Site

Plan Type:  
Performance/Integrity

Uniformat Code: G2062  
Recommendation: **Prep & Paint, Minor Repairs in 2021**

Cost Estimate: \$3,700

\$\$\$\$

Paint coating is old and worn and minor areas of damage noted - AssetCALC ID: 2943569

## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

### Plan Type Descriptions

#### Safety

An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.

#### Performance/Integrity

Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.

#### Accessibility

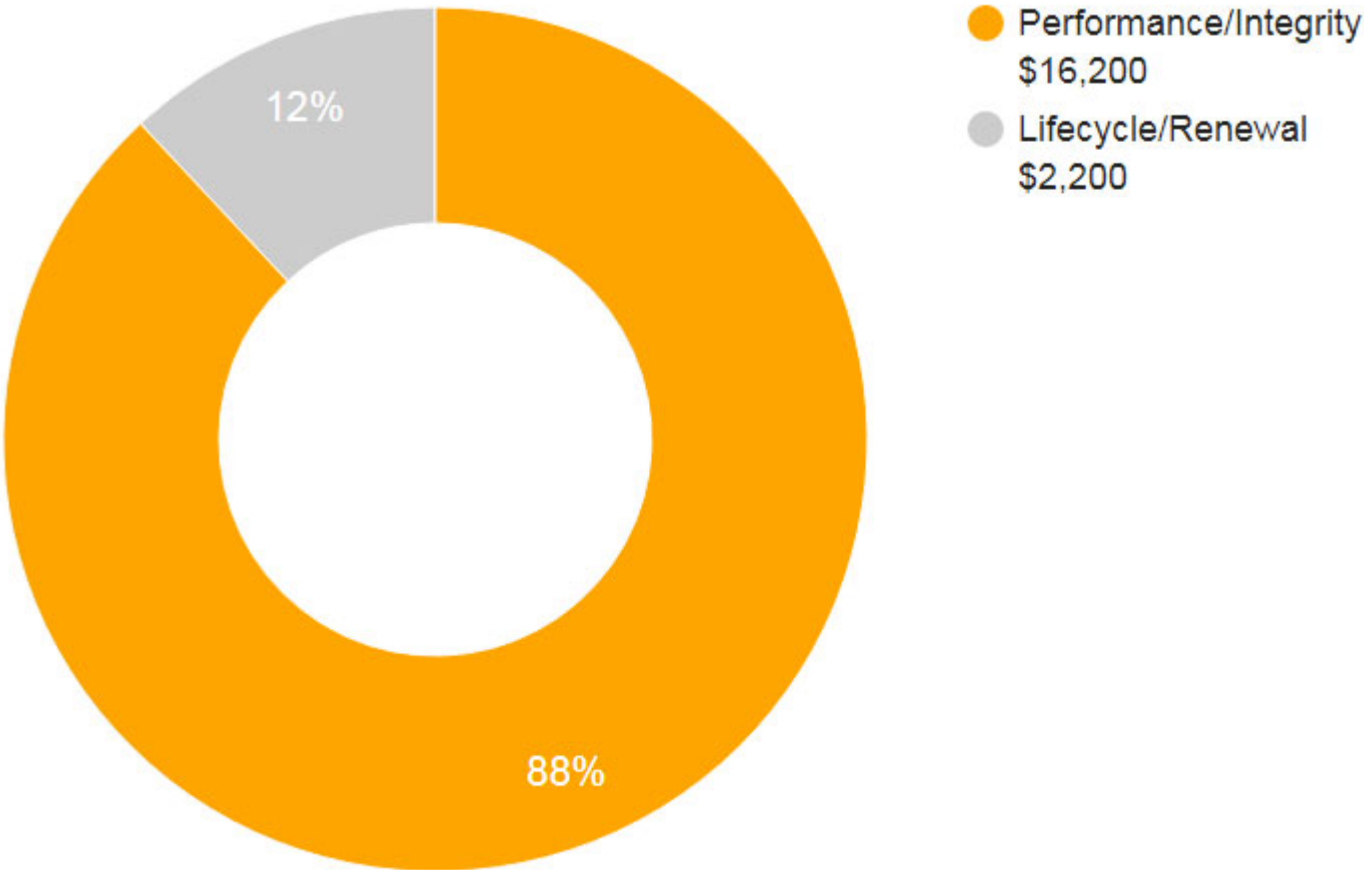
Does not meet ADA, UFAS, and/or other accessibility requirements.

#### Environmental

Improvements to air, water, or soil quality, including removal of hazardous materials from the site.

Plan Type Descriptions

|                     |                                                                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Retrofit/Adaptation | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.       |
| Lifecycle/Renewal   | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted. |



10-YEAR TOTAL: \$18,400

## 2. Straight Cemetery



### General Site Information

| Asset                        | Description                                                                                                                                                                                                                            | Condition |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Landscaping and Topography   | Trees                                                                                                                                                                                                                                  | Fair      |
|                              | Irrigation not present                                                                                                                                                                                                                 |           |
|                              | Low to moderate site slopes throughout                                                                                                                                                                                                 |           |
| On-Site Vehicular Paving     | No on-site parking provided                                                                                                                                                                                                            | NA        |
| Pedestrian paving and Trails | Concrete sidewalks                                                                                                                                                                                                                     | Fair      |
| On-Site Amenities            | Four-foot-high painted wood fencing                                                                                                                                                                                                    | Poor      |
| Ancillary Buildings          | N/A                                                                                                                                                                                                                                    | NA        |
| Fields and Lots              | Dirt cemetery with wood fencing around the property                                                                                                                                                                                    | Fair      |
| Storm Water Management       | Surface drainage to developed and undeveloped surroundings                                                                                                                                                                             | NA        |
| Accessibility                | Presently it does not appear an accessibility study is needed for the general site areas.                                                                                                                                              |           |
| Key Issues and Findings      | Painting and minor repair of the fencing should be completed as well as general clean up of the downed limbs and branches. The fencing work is included in the cost tables, the clean up work is considered to be routine maintenance. |           |

### 3. Property Space Use and Observed Areas

---

#### Areas Observed

The entire cemetery was observed in order to gain a clear understanding of the condition of the cemetery and amenities.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.



## 4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The cemetery was originally constructed in 1871. The cemetery has not since been substantially renovated.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the cemetery facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

## Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.



## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Straight Cemetery, 13014 Clackamas River Drive, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

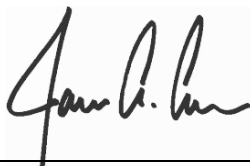
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Konnye Zavala,  
Project Manager

**Reviewed by:**



---

James A. Cave,  
Program Manager  
[Jim.cave@bvna.com](mailto:Jim.cave@bvna.com)  
800.733.0660 x6554



1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



5

SIDEWALK, CONCRETE



6

SIGNAGE, PROPERTY





| <br><b>BUREAU</b><br><b>VERITAS</b> | Project Number        | Project Name      |  |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------|---------------------------------------------------------------------------------------|
|                                                                                                                        | 148392.21R000-038.017 | Straight Cemetery |                                                                                       |
|                                                                                                                        | Source                | On-Site Date      |                                                                                       |
|                                                                                                                        | Google                | March 16, 2021    |                                                                                       |

# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Straight Cemetery

**Name of person completing form:** Jon Waverly

**Title / Association w/ property:** Facilities Maintenance Manager

**Length of time associated w/ property:** 150 years

**Date Completed:** 3/16/2021

**Phone Number:** 503.519.0377

**Method of Completion:** INTERVIEW - verbally completed during interview

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

| Data Overview |                                                                                                        | Response            |           |                   |
|---------------|--------------------------------------------------------------------------------------------------------|---------------------|-----------|-------------------|
| 1             | Year(s) constructed                                                                                    | Constructed<br>1871 | Renovated |                   |
| 2             | Building size in SF                                                                                    | SF                  |           |                   |
| 3             | Major Renovation/Rehabilitation                                                                        |                     | Year      | Additional Detail |
|               |                                                                                                        | Facade              |           | N/A               |
|               |                                                                                                        | Roof                |           | N/A               |
|               |                                                                                                        | Interiors           |           | N/A               |
|               |                                                                                                        | HVAC                |           | N/A               |
|               |                                                                                                        | Electrical          |           | N/A               |
|               |                                                                                                        | Site Pavement       |           | N/A               |
|               |                                                                                                        | Accessibility       |           | N/A               |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         |                     |           |                   |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? |                     |           |                   |
| 6             | Describe any on-going extremely problematic, historically chronic, or immediate facility needs.        |                     |           |                   |

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Item 9b.

| Question |                                                                                                                                            | Response |    |     |    | Comments |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------|----------|----|-----|----|----------|
|          |                                                                                                                                            | Yes      | No | Unk | NA |          |
| 7        | Are there any problems with foundations or structures, like excessive settlement?                                                          |          |    |     | ×  |          |
| 8        | Are there any wall, window, basement or roof leaks?                                                                                        |          |    |     | ×  |          |
| 9        | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?             |          |    |     | ×  |          |
| 10       | Are your elevators unreliable, with frequent service calls?                                                                                |          |    |     | ×  |          |
| 11       | Are there any plumbing leaks, water pressure, or clogging/backup problems?                                                                 |          |    |     | ×  |          |
| 12       | Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?                                            |          |    |     | ×  |          |
| 13       | Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?                                       |          |    |     | ×  |          |
| 14       | Is the electrical service outdated, undersized, or otherwise problematic?                                                                  |          |    |     | ×  |          |
| 15       | Are there any problems or inadequacies with exterior lighting?                                                                             |          |    |     | ×  |          |
| 16       | Is site/parking drainage inadequate, with excessive ponding or other problems?                                                             |          | ×  |     |    |          |
| 17       | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above? |          | ×  |     |    |          |
| 18       | ADA: Has an accessibility study been performed at the site? If so, when?                                                                   |          | ×  |     |    |          |
| 19       | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?                                      |          | ×  |     |    |          |
| 20       | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?                                     |          | ×  |     |    |          |

Konnye Zawal

Signature of Assessor

Signature of POC



## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:**     Straight Cemetery

**BV Project Number:**     148392.21R000-038.017

### Facility History & Interview

|   | Question                                                                                               | Yes | No | NA | Comments |
|---|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1 | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✗  |    |          |
| 2 | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     | ✗  |    |          |
| 3 | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | ✗  |    |          |

### Straight Cemetery : Accessibility Issues

| Category                                | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None* |
|-----------------------------------------|-----------------------------------------|--------------------------------------------|--------------|-------|
| <b>Parking</b>                          | NA                                      |                                            |              |       |
| <b>Exterior Accessible Route</b>        |                                         |                                            |              |       |
| <b>Building Entrances</b>               | NA                                      |                                            |              |       |
| <b>Interior Accessible Route</b>        | NA                                      |                                            |              |       |
| <b>Elevators</b>                        | NA                                      |                                            |              |       |
| <b>Public Restrooms</b>                 | NA                                      |                                            |              |       |
| <b>Kitchens/Kitchenettes</b>            | NA                                      |                                            |              |       |
| <b>Playgrounds &amp; Swimming Pools</b> | NA                                      |                                            |              |       |
| <b>Other</b>                            | NA                                      |                                            |              |       |

\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in scope

## Straight Cemetery : Photographic Overview



Accessible ramp or path

| UF L3 Code                   | Location | Condition | Asset/Component/Repair                                                  | Quantity | RUL | ID      |
|------------------------------|----------|-----------|-------------------------------------------------------------------------|----------|-----|---------|
| Pedestrian Plazas & Walkways |          |           |                                                                         |          |     |         |
| G2030                        | Site     | Fair      | Sidewalk, Concrete, Large Areas                                         | 800 SF   | 20  | 2929962 |
| Sitework                     |          |           |                                                                         |          |     |         |
| G2060                        | Site     | Poor      | Fences & Gates, Fence, Wood Board 4'                                    | 200 LF   | 0   | 2929961 |
| G2060                        | Site     | Poor      | Fences & Gates, Fence, any Painted Surface, Prep & Paint, Minor Repairs | 800 SF   | 0   | 2943569 |
| G2060                        | Site     | Fair      | Signage, Property, Building or Pole-Mounted, Replace/Install            | 1        | 3   | 2929960 |

|                                                                                                                                                                                |          |                                                                         |      |                |      |      |          |      |             |          |          |      |      |         |      |      |      |      |      |      |          |                          |      |      |      |      |      |      |      |         |          |                            |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------|------|----------------|------|------|----------|------|-------------|----------|----------|------|------|---------|------|------|------|------|------|------|----------|--------------------------|------|------|------|------|------|------|------|---------|----------|----------------------------|----------|
| Replacement Reserves Report                                                                                                                                                    |          |                                                                         |      |                |      |      |          |      |             |          |          |      |      |         |      |      |      |      |      |      |          |                          |      |      |      |      |      |      |      |         |          |                            |          |
| Straight Cemetery                                                                                                                                                              |          |                                                                         |      |                |      |      |          |      |             |          |          |      |      |         |      |      |      |      |      |      |          |                          |      |      |      |      |      |      |      |         |          |                            |          |
| 7/18/2021                                                                                                                                                                      |          |                                                                         |      |                |      |      |          |      |             |          |          |      |      |         |      |      |      |      |      |      |          |                          |      |      |      |      |      |      |      |         |          |                            |          |
|                                                                                                                                                                                |          |                                                                         |      |                |      |      |          |      |             |          |          |      |      |         |      |      |      |      |      |      |          |                          |      |      |      |      |      |      |      |         |          |                            |          |
| Location                                                                                                                                                                       | 2021     | 2022                                                                    | 2023 | 2024           | 2025 | 2026 | 2027     | 2028 | 2029        | 2030     | 2031     | 2032 | 2033 | 2034    | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041     | Total Escalated Estimate |      |      |      |      |      |      |      |         |          |                            |          |
| Straight Cemetery                                                                                                                                                              | \$11,160 | \$0                                                                     | \$0  | \$2,131        | \$0  | \$0  | \$0      | \$0  | \$0         | \$0      | \$4,999  | \$0  | \$0  | \$0     | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$37,061 | \$55,352                 |      |      |      |      |      |      |      |         |          |                            |          |
| Grand Total                                                                                                                                                                    | \$11,160 | \$0                                                                     | \$0  | \$2,131        | \$0  | \$0  | \$0      | \$0  | \$0         | \$0      | \$4,999  | \$0  | \$0  | \$0     | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$37,061 | \$55,352                 |      |      |      |      |      |      |      |         |          |                            |          |
|                                                                                                                                                                                |          |                                                                         |      |                |      |      |          |      |             |          |          |      |      |         |      |      |      |      |      |      |          |                          |      |      |      |      |      |      |      |         |          |                            |          |
| Uniformat Code                                                                                                                                                                 | ID       | Cost Description                                                        |      | Lifespan (EUL) | EAge | RUL  | Quantity | Unit | Unit Cost * | Subtotal | 2021     | 2022 | 2023 | 2024    | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031     | 2032                     | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040    | 2041     | Deficiency Repair Estimate |          |
| G2030                                                                                                                                                                          | 2929962  | Sidewalk, Concrete, Large Areas, Replace                                |      | 50             | 30   | 20   | 800      | SF   | \$11.70     | \$9,360  |          |      |      |         |      |      |      |      |      |      |          |                          |      |      |      |      |      |      |      | \$9,360 | \$9,360  |                            |          |
| G2060                                                                                                                                                                          | 2929961  | Fences & Gates, Fence, Wood Board 4', Replace                           |      | 20             | 20   | 0    | 200      | LF   | \$37.20     | \$7,440  | \$7,440  |      |      |         |      |      |      |      |      |      |          |                          |      |      |      |      |      |      |      | \$7,440 | \$14,880 |                            |          |
| G2060                                                                                                                                                                          | 2943569  | Fences & Gates, Fence, any Painted Surface, Prep & Paint, Minor Repairs |      | 10             | 10   | 0    | 800      | SF   | \$4.65      | \$3,720  | \$3,720  |      |      |         |      |      |      |      |      |      |          |                          |      |      |      |      |      |      |      | \$3,720 | \$11,160 |                            |          |
| G2060                                                                                                                                                                          | 2929960  | Signage, Property, Building or Pole-Mounted, Replace/Install            |      | 20             | 17   | 3    | 1        | EA   | \$1,950.00  | \$1,950  |          |      |      | \$1,950 |      |      |      |      |      |      |          |                          |      |      |      |      |      |      |      |         | \$1,950  |                            |          |
| Totals, Unescalated                                                                                                                                                            |          |                                                                         |      |                |      |      |          |      |             |          | \$11,160 | \$0  | \$0  | \$1,950 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$3,720  | \$0                      | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0     | \$20,520 | \$37,350                   |          |
| Totals, Escalated (3.0% inflation, compounded annually)                                                                                                                        |          |                                                                         |      |                |      |      |          |      |             |          | \$11,160 | \$0  | \$0  | \$2,131 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$4,999  | \$0                      | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$0     | \$0      | \$37,061                   | \$55,352 |
| * Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost. |          |                                                                         |      |                |      |      |          |      |             |          |          |      |      |         |      |      |      |      |      |      |          |                          |      |      |      |      |      |      |      |         |          |                            |          |

Item 9b.


**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Swimming Pool  
1211 Jackson Street  
Oregon City, Oregon 97045

## PREPARED BY:

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

## BV CONTACT:

James A. Cave  
Program Manager  
800.733.0660 x6554  
[Jim.cave@bvna.com](mailto:Jim.cave@bvna.com)

## BV PROJECT #:

148392.21R000-005.017

## DATE OF REPORT:

July 12, 2021

## ON SITE DATE:

March 24, 2021



# 1. Executive Summary

## Property Overview and Assessment Details

| General Information               |                                                                                                                                                                 |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Municipal Swimming Pool                                                                                                                                         |
| Main Address                      | 1211 Jackson Street, Oregon City, Oregon 97045                                                                                                                  |
| Site Developed                    | 1965, Phase I / 1978 Phase II                                                                                                                                   |
| Site Area                         | 1.26 acres (estimated)                                                                                                                                          |
| Parking Spaces                    | No parking on site                                                                                                                                              |
| Building Area                     | 20,572 SF                                                                                                                                                       |
| Number of Stories                 | One                                                                                                                                                             |
| Outside Occupants / Leased Spaces | None                                                                                                                                                            |
| Date(s) of Visit                  | March 24, 2021                                                                                                                                                  |
| Management Point of Contact       | Oregon City Swimming Pool, Dale Smelser, Facilities Maintenance<br>503.752.9703 phone<br><a href="mailto:dmelser@orc.org">dmelser@orc.org</a>                   |
| On-site Point of Contact (POC)    | Same as above                                                                                                                                                   |
| Assessment and Report Prepared By | Jim Cave and Ralph Manglass                                                                                                                                     |
| Reviewed By                       | Al Diefert<br>Technical Report Reviewer<br>For<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.cave@bvna.com">Jim.cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                        |

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Swimming Pool Was built in two phases, first the Natatorium was constructed in 1965 and then the community center wing in 1978. Renovations to the interior finishes, natatorium glass, ADA improvements, and rebuilding of the pool deck have been performed between 2014 and 2019.

### Architectural

The building structure, except for the pool deck is original and in above average condition based on the age of the two phases. The roof was resurfaced with a modified bitumen membrane in 2009. The south wall glass of the natatorium was replaced in 2014. The office interiors were renovated in 2017-2018, including ADA improvements. The overall condition of the architectural components is good. The exterior is in need of painting, there is a louver leak that needs repair, several exterior doors and frames are corroding and budgeted for replacement in the near term. There is older sheet flooring in the storage room that is budgeted for replacement in the near term. Lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated by a gas fired steam boiler which also heats the pool water via a heat exchanger. The Natatorium is conditioned by air handlers with steam heat coils in concert with exhaust fans. The pool deck has a radiant heating system fed from a heat exchanger linked to the boiler. The office, community center wing is conditioned by rooftop packed units and small split system units. Replacement of the original air handlers is budgeted for the short term. Replacement of corroding drain piping is budgeted for the short term. The main electrical equipment is original to the two phases of the building and budgeted for upgrades in the short term. Upgrades to some of the pool filter components are budgeted for the short term. Lifecycle-based MEPF component replacements are budgeted and anticipated.

### Site

There are near term repairs needed to the concrete retaining walls and stairs. Resurfacing of the basketball court is budgeted for the near term. Recoating of the wading pool is budgeted for the near term. Lifecycle-based site component and finish replacements are budgeted and anticipated.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

### FCI Ranges and Description

|                      |                                                                                                 |
|----------------------|-------------------------------------------------------------------------------------------------|
| <b>0 – 5%</b>        | In new or well-maintained condition, with little or no visual evidence of wear or deficiencies. |
| <b>5 – 10%</b>       | Subjected to wear but is still in a serviceable and functioning condition.                      |
| <b>10 – 30%</b>      | Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.         |
| <b>30% and above</b> | Has reached the end of its useful or serviceable life. Renewal is now necessary.                |

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

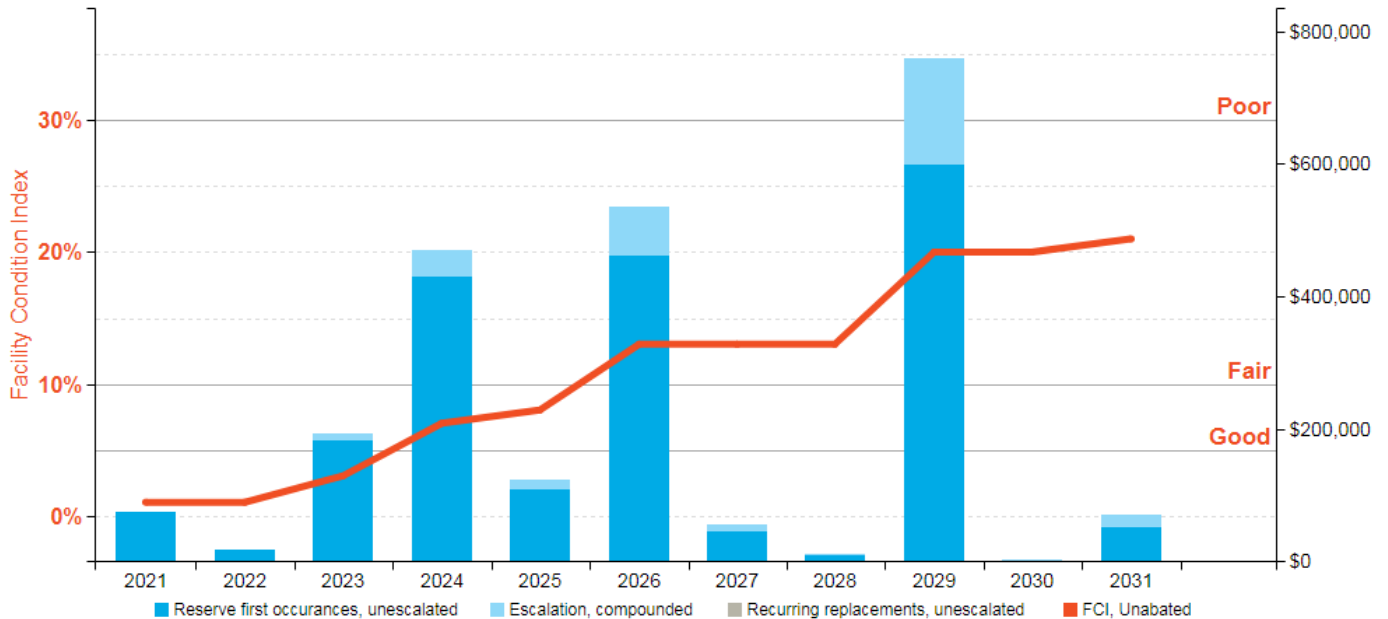
| FCI Analysis   Swimming Pool (1800)       |                           |                          |
|-------------------------------------------|---------------------------|--------------------------|
| <i>Replacement Value</i><br>\$ 11,170,600 | <i>Total SF</i><br>20,572 | <i>Cost/SF</i><br>\$ 543 |
| <b>Current FCI</b>                        | <b>\$ 75,200</b>          | <b>0.7 %</b>             |
| 3-Year                                    | \$ 757,500                | 6.8 %                    |
| 5-Year                                    | \$ 1,415,400              | 12.7 %                   |
| 10-Year                                   | \$ 2,313,100              | 20.7 %                   |

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Swimming Pool

Replacement Value: \$ 11,170,596; Inflation rate: 3.0%



#### Immediate Needs

| Facility/Building | Total Items | Total Cost      |
|-------------------|-------------|-----------------|
| Swimming Pool     | 2           | \$75,200        |
| <b>Total</b>      | <b>2</b>    | <b>\$75,200</b> |

#### Swimming Pool

| ID                     | Location      | Location Description                    | UF Code | Description                                            | Condition | Plan Type             | Cost            |
|------------------------|---------------|-----------------------------------------|---------|--------------------------------------------------------|-----------|-----------------------|-----------------|
| 2954848                | Swimming Pool | Site                                    | G2060   | Retaining Wall, Concrete Cast-in-Place, Repair/Replace | Poor      | Performance/Integrity | \$70,200        |
| 2959833                | Swimming Pool | Retaining Wall Near Pool Equipment Room | B1080   | Stair/Ramp Rails, Metal, Install                       | Poor      | Performance/Integrity | \$5,000         |
| <b>Total (2 items)</b> |               |                                         |         |                                                        |           |                       | <b>\$75,200</b> |

## Key Findings

**Exterior Walls in Poor condition.**

any painted surface, 1-2 Story Building  
Swimming Pool Exterior Wall

Uniformat Code: B2011

Recommendation: **Prep and Paint in 2023**

Priority Score: **89.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$37,100

\$\$\$\$

POC reports that the exterior paint is aging and is requesting funds to repaint the exterior - AssetCALC ID: 2959826

**Interior Door in Poor condition.**

Steel, Standard  
Swimming Pool Staff Restroom

Uniformat Code: C1031

Recommendation: **Replace in 2023**

Priority Score: **83.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,300

\$\$\$\$

POC reports an unusually high replacement cost for HM doors and frames - AssetCALC ID: 2954851

**Athletic Surfaces and Courts in Poor condition.**

Basketball/General, Concrete Pavement  
Swimming Pool Basketball Court

Uniformat Code: G2051

Recommendation: **Mill and Overlay in 2023**

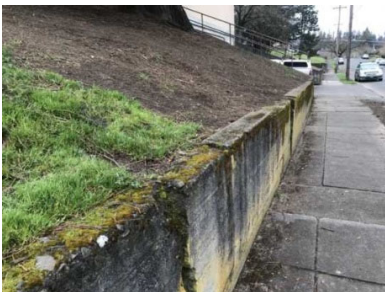
Priority Score: **82.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$40,500

\$\$\$\$

Basketball court noted to be spalled and cracked. Recommend replacing with asphalt court - AssetCALC ID: 2954815

**Retaining Wall in Poor condition.**

Concrete Cast-in-Place  
Swimming Pool Site

Uniformat Code: G2066

Recommendation: **Repair/Replace in 2021**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$70,200

\$\$\$\$

The retaining wall near the large Sequoia tree is leaning due to lateral forces from the retained earth. Some stabilization of the wall is recommended - AssetCALC ID: 2954848





### Stair/Ramp Rails in Poor condition.

Metal  
Swimming Pool Retaining Wall Near Pool  
Equipment Room

Uniformat Code: B1085  
Recommendation: **Install in 2021**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

Attachments on railing on top of retaining wall near the pool equipment room is damaged and should be repaired.  
- AssetCALC ID: 2959833



### Louvers in Poor condition.

Aluminum  
Swimming Pool Building Exterior

Uniformat Code: B2071  
Recommendation: **Repair in 2022**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$5,900

\$\$\$\$

There is water leaking into the pool equipment room from a louver on the exterior wall. It is not clear if the water is leaking from the louver itself or at the edge of the louver where connects to the exterior wall. Louver and flashing to wall should be repaired/replaced to eliminate leak - AssetCALC ID: 2954809



### Pool Coating in Poor condition.

Elastomeric Coating  
Swimming Pool Wading Pool

Uniformat Code: C2031  
Recommendation: **Prep and Paint in 2022**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$11,700

\$\$\$\$

Pool coating is worn - AssetCALC ID: 2967153

**Stairs in Poor condition.**

Concrete, Exterior  
Swimming Pool Site

Uniformat Code: B1081  
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,300

\$\$\$\$

The exterior stairs adjacent to the basketball court severely spalled. Should be replaced with stairs and railings  
- AssetCALC ID: 2954874

**Flooring in Poor condition.**

Vinyl Sheet  
Swimming Pool Storage Areas

Uniformat Code: C2035  
Recommendation: **Replace in 2023**

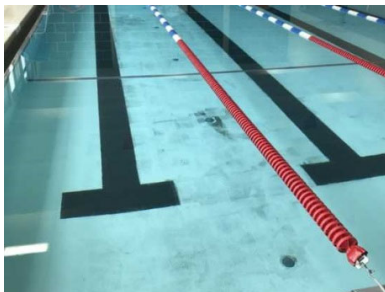
Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Flooring old and worn with split seams - AssetCALC ID: 2954876

**Pool Coating in Poor condition.**

Elastomeric Coating  
Swimming Pool Pool

Uniformat Code: C2031  
Recommendation: **Prep and Paint in 2023**

Priority Score: **81.6**

Plan Type:  
Performance/Integrity

Cost Estimate: \$61,400

\$\$\$\$

Pool coating appears to be worn and uneven - AssetCALC ID: 2954845

**Exterior Door/Frame in Poor condition.**

Steel, Standard  
Swimming Pool Building Exterior

Uniformat Code: B2051  
Recommendation: **Replace in 2023**

Priority Score: **54.7**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$12,500

\$\$\$\$

POC reports unusually high replacement costs for HM doors and frames. Price shown herein reflects this costing - AssetCALC ID: 2954861

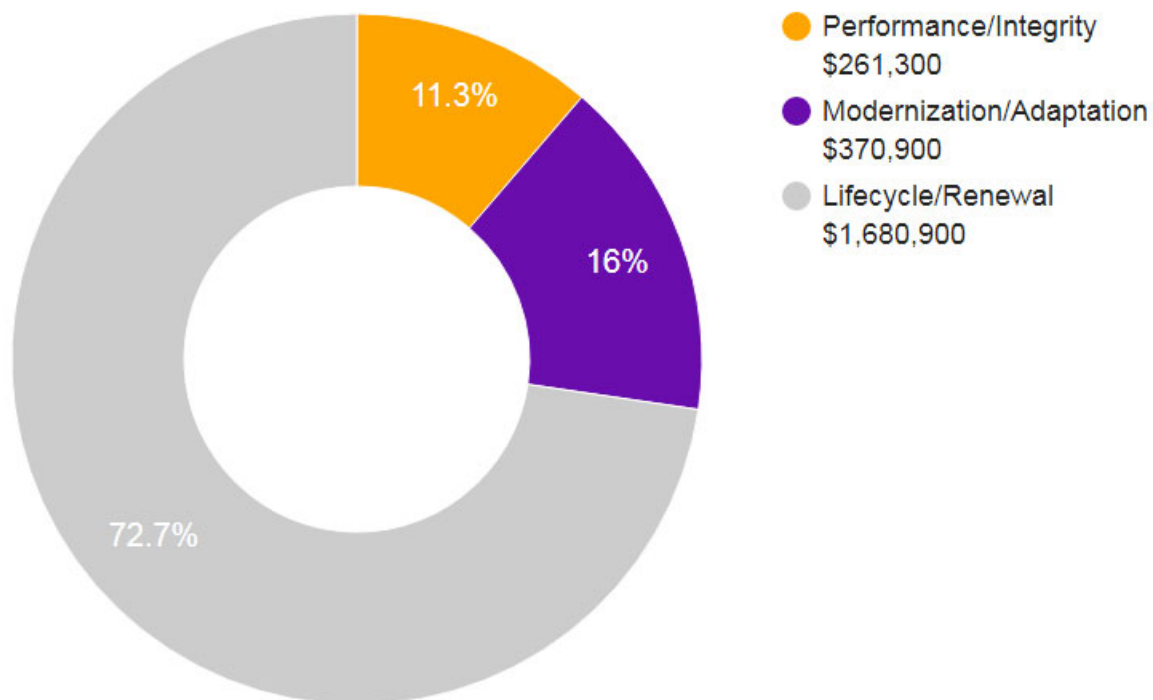
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

### Plan Type Descriptions

|                              |   |                                                                                                                                                         |
|------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | ■ | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | ■ | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | ■ | Does not meet ADA, UFAS, and/or other handicap accessibility requirements.                                                                              |
| <b>Environmental</b>         | ■ | Improvements to air or water quality, including removal of hazardous materials from the building or site.                                               |
| <b>Retrofit/Adaptation</b>   | ■ | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | ■ | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$2,313,100**

## 2. Building and Site Information



| Systems Summary |                                                                                                                                                                                                                                   |           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| System          | Description                                                                                                                                                                                                                       | Condition |
| Structure       | Masonry bearing walls and wood-framed and concrete tee roofs                                                                                                                                                                      | Good      |
| Façade          | Painted CMU with aluminum windows                                                                                                                                                                                                 | Fair      |
| Roof            | Primary: Flat construction with modified bituminous finish<br>Secondary: Shed construction with metal finish                                                                                                                      | Fair      |
| Interiors       | Walls: Painted gypsum board and CMU<br>Floors: Carpet, VCT, elastomeric coating<br>Ceilings: Painted concrete tees and gypsum board, Exposed laminated wood beams                                                                 | Good      |
| Elevators       | None                                                                                                                                                                                                                              | --        |
| Plumbing        | Galvanized supply and cast iron waste and venting<br>Electric water heaters<br>Toilets, urinals, and sinks in all restrooms, showers in dressing rooms                                                                            | Fair      |
| HVAC            | Central steam heating system with boiler and heat exchangers, feeding air handlers and radiant flooring, and providing pool heating.<br>Individual package units.<br>Supplemental components: ductless split-system, exhaust fans | Fair      |

| Systems Summary                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |      |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Fire Suppression</b>           | Fire extinguishers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Good |
| <b>Electrical</b>                 | Source and Distribution: Main switchboard<br>Interior Lighting: T-8<br>Emergency: None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Fair |
| <b>Fire Alarm</b>                 | Gas detection, Back-up emergency lights, and exit signs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Fair |
| <b>Equipment/Special</b>          | Swimming pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Good |
| <b>Site Pavement</b>              | Concrete sidewalks, pool deck and stairs<br>Concrete basketball court                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Fair |
| <b>Site Development</b>           | Building-mounted signage, Chain link fencing<br>Wading pool<br>Basketball Court<br>Metal benches and picnic tables                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Fair |
| <b>Landscaping and Topography</b> | Limited landscaping features<br>Irrigation not present<br>Concrete retaining walls<br>Low to moderate site slopes throughout                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Fair |
| <b>Utilities</b>                  | Municipal water and sewer<br>Local utility-provided electric and natural gas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Fair |
| <b>Site Lighting</b>              | Building-mounted: HPS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Fair |
| <b>Ancillary Structures</b>       | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | --   |
| <b>Accessibility</b>              | Presently it does not appear an accessibility study is needed for this property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |      |
| <b>Key Issues and Findings</b>    | Repainting of the exterior walls is budgeted for the short term. Several exterior doors and door frames are corroded and budgeted for near term replacement. There is leakage at the exterior louver for the main air handler that is budgeted for repairs in the short term. Some drain piping replacements are budgeted for the near term. Upgrades to the older air handlers and electrical distribution panels is budgeted for the short term. Recoating of the pool is budgeted for the short term. Resurfacing of the basketball court is budgeted for the near term. Recoating of the wading pool is budgeted for the short term. Concrete retaining wall and stair repairs are needed and budgeted for the near term. |      |



**System Expenditure Forecast**

| <b>System</b>                   | <b>Immediate</b> | <b>Short Term<br/>(1-2 yr)</b> | <b>Near Term<br/>(3-5 yr)</b> | <b>Med Term<br/>(6-10 yr)</b> | <b>Long Term<br/>(11-20 yr)</b> | <b>TOTAL</b>       |
|---------------------------------|------------------|--------------------------------|-------------------------------|-------------------------------|---------------------------------|--------------------|
| Structure                       | \$4,950          | \$8,781                        | -                             | -                             | -                               | \$13,731           |
| Facade                          | -                | \$58,571                       | \$82,036                      | \$8,386                       | \$52,824                        | \$201,817          |
| Roofing                         | -                | -                              | -                             | \$392,143                     | \$24,479                        | \$416,622          |
| Interiors                       | -                | \$89,007                       | \$78,271                      | \$74,028                      | \$469,601                       | \$710,907          |
| Plumbing                        | -                | -                              | \$285,736                     | \$14,553                      | \$43,160                        | \$343,449          |
| HVAC                            | -                | -                              | \$378,418                     | \$70,029                      | \$140,516                       | \$588,963          |
| Electrical                      | -                | -                              | \$269,903                     | \$271,022                     | -                               | \$540,925          |
| Fire Alarm & Electronic Systems | -                | -                              | -                             | \$6,504                       | \$8,740                         | \$15,244           |
| Equipment & Furnishings         | -                | -                              | -                             | \$5,379                       | \$16,532                        | \$21,911           |
| Special Construction & Demo     | -                | -                              | \$33,922                      | \$43,884                      | \$661,389                       | \$739,195          |
| Site Development                | \$70,200         | \$42,966                       | -                             | \$5,458                       | -                               | \$118,624          |
| Site Utilities                  | -                | -                              | -                             | \$6,289                       | -                               | \$6,289            |
| Site Pavement                   | -                | \$12,550                       | -                             | -                             | -                               | \$12,550           |
| <b>TOTALS</b>                   | <b>\$75,200</b>  | <b>\$211,900</b>               | <b>\$1,128,300</b>            | <b>\$897,700</b>              | <b>\$1,417,300</b>              | <b>\$3,730,400</b> |

### 3. Property Space Use and Observed Areas

#### Unit Allocation

All 20,752 square feet of the property are occupied by City of Oregon City. The spaces are a combination of a natatorium, meeting rooms and offices, with supporting restrooms, locker rooms, and mechanical and other utility spaces.

#### Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 1965 and expanded in 1978. The facility was renovated over the last 5 years or so and accessibility improvements were reportedly implemented at that time.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.



## 6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

The city of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of the Swimming Pool, 1211 Jackson Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Ralph Manglass,  
Project Manager

**Reviewed by:**



---

Al Diefert,  
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Program Manager  
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800.733.0660 x6554



1

FRONT ELEVATION



2

RIGHT ELEVATION



3

REAR ELEVATION



4

LEFT ELEVATION



5

ROOFING OVERVIEW



6

ROOF OVERVIEW





7

SKYLIGHTS



8

METAL ROOFING



9

FACADE OVERVIEW



10

SERVICE DOORS



11

CORRODED EXTERIOR DOOR



12

NATATORIUM GLASS





13

EXTERIOR LOUVER WITH  
LEAKAGE

14

LOCKER ROOM WATER HEATER



15

OFFICE WATER HEATER



16

CORRODED POOL DRAIN PIPING



17

RESTROOM FIXTURES



18

BOILER



19

HEAT EXCHANGER, FLOOR  
HEAT

20

AIR HANDLER



21

PACKAGE UNIT



22

POOL HEAT EXCHANGER



23

DUCT COIL



24

DUCTLESS SPLIT SYSTEM





25

SWITCHBOARD



26

SWITCHGEAR



27

LIGHTING



28

NATATORIUM



29

NATATORIUM SEATING



30

BREAK ROOM



31

SHOWER AREA



32

SHEET FLOORING



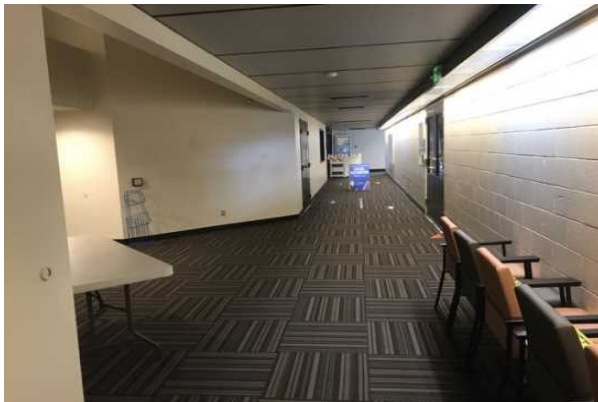
33

CORRODED DOOR FRAMES



34

KITCHEN



35

HALLWAY



36

BASEMENT EQUIPMENT ROOM





37

COMMUNITY ROOM



38

RESTROOM



39

OFFICE



40

WADING POOL AND PLAY YARD



41

BASKETBALL COURT



42

SITE FENCING





43

LEANING RETAINING WALL



44

SITE STAIRS



45

WALKWAY PAVING



46

RETAINING WALL SPALLING



47

DETERIORATED STAIRS



48

LANDSCAPING OVERVIEW



**BUREAU  
VERITAS**

**Project Number**

148392.21R000-005.017

**Source**

Google

**Project Name**

Swimming Pool

**On-Site Date**

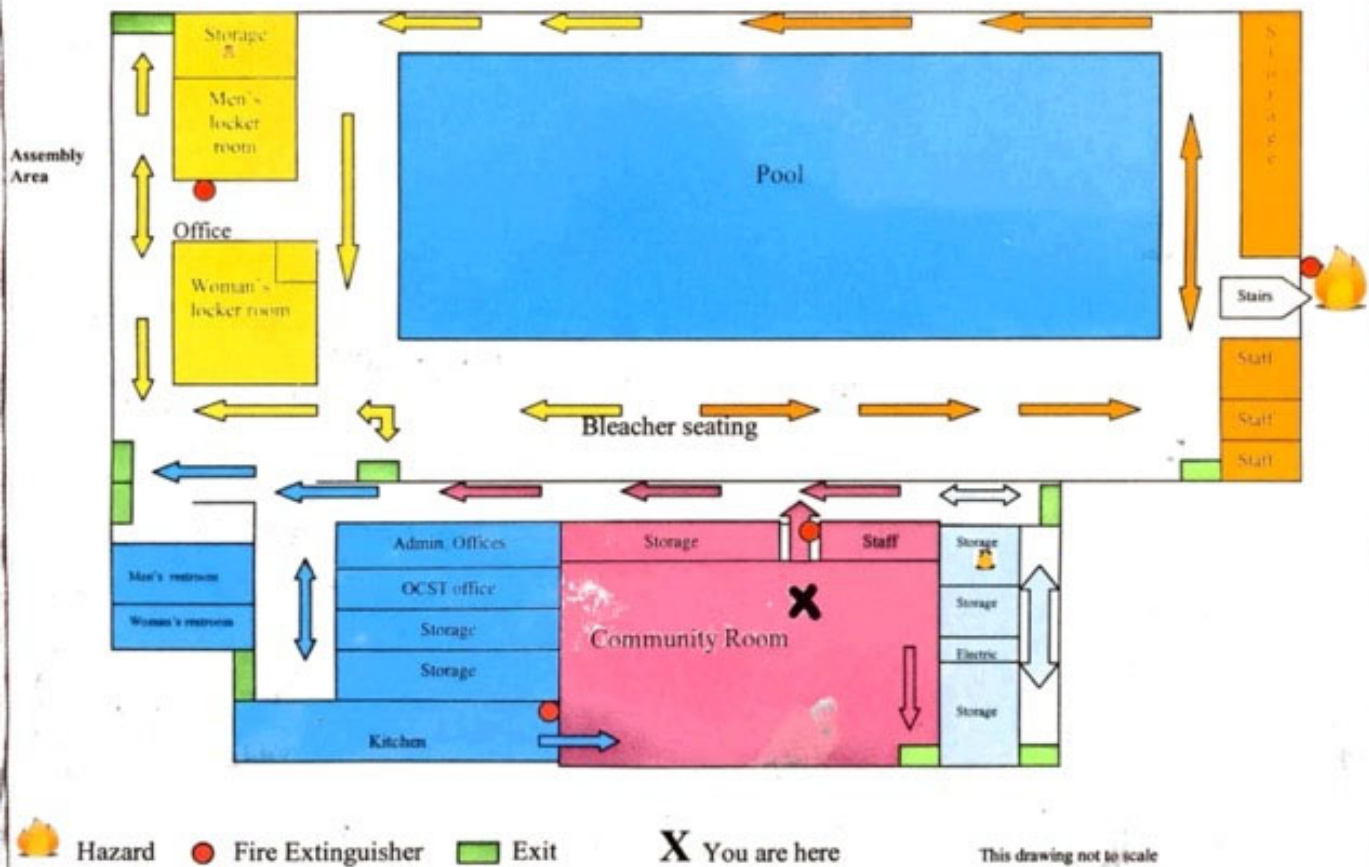
March 24, 2021





## Floor Plan

### Oregon City Pool Evacuation Floor Plan Ground Level



BUREAU  
VERITAS

## Project Number

148392.21R000-005.017

## Project Name

Swimming Pool

## Source

Google

## On-Site Date

March 24, 2021



## BUREAU VERITAS FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Swimming Pool  
**Name of person completing form:** Dale Smelser  
**Title / Association with property:** Facilities Maintenance  
**Length of time associated w/ property:** 10 Years  
**Date Completed:** March 10, 2021  
**Phone Number:** 503-752-9703  
**Method of Completion:** PRIOR: fully completed by client in advance

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

| DATA OVERVIEW |                                                                                                        | RESPONSE                                                                                                                                                                                                                                                                                                                                                              |      |                                                                                                                                          |
|---------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------|
| 1             | Year/s constructed / renovated                                                                         | Original building constructed in 1965. A major addition was added in 1978                                                                                                                                                                                                                                                                                             |      |                                                                                                                                          |
| 2             | Building size in SF                                                                                    | Approx 27,000 SF                                                                                                                                                                                                                                                                                                                                                      |      |                                                                                                                                          |
| 3             | Major Renovation/Rehabilitation                                                                        |                                                                                                                                                                                                                                                                                                                                                                       | Year | Additional Detail                                                                                                                        |
|               |                                                                                                        | Façade                                                                                                                                                                                                                                                                                                                                                                | 2017 | Added an awning over the secondary front door.                                                                                           |
|               |                                                                                                        | Roof                                                                                                                                                                                                                                                                                                                                                                  | 2009 | New roof                                                                                                                                 |
|               |                                                                                                        | Interiors                                                                                                                                                                                                                                                                                                                                                             |      | See below                                                                                                                                |
|               |                                                                                                        | HVAC                                                                                                                                                                                                                                                                                                                                                                  | 2017 | Added a mini-split heat pump to main office, mainly for cooling, since the natatorium and locker rooms tend to make the main office hot. |
|               |                                                                                                        | Electrical                                                                                                                                                                                                                                                                                                                                                            |      | Repairs happen as needed                                                                                                                 |
|               |                                                                                                        | Site Pavement                                                                                                                                                                                                                                                                                                                                                         | 2020 | Major sidewalk repairs on 13 <sup>th</sup> St                                                                                            |
|               |                                                                                                        | Accessibility                                                                                                                                                                                                                                                                                                                                                         |      | See below                                                                                                                                |
| QUESTION      |                                                                                                        | RESPONSE                                                                                                                                                                                                                                                                                                                                                              |      |                                                                                                                                          |
| 4             | List other significant capital improvements (focus on recent years; provide approximate date).         | 2014 – New window frame and glass on south natatorium wall. 2016 – Convert office space to 2 ADA family changing rooms, renovate front office. 2017- Convert 2 hall restrooms to ADA, remodel hallway ceilings. 2018 – Hall offices remodeled. 2019 – replace a major portion of the pool deck and steel support posts that were deteriorating right before our eyes. |      |                                                                                                                                          |
| 5             | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | Replace some doors. Paint exterior. Re-surface wading pool. Replace dividing wall in Community Room. New pool slide. Convert much of the facility lighting to LED.                                                                                                                                                                                                    |      |                                                                                                                                          |

|   |                                                                                                 |                                                                              |
|---|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| 6 | Describe any on-going extremely problematic, historically chronic, or immediate facility needs. | Many facility doors in need of replacement. Wading pool surface needs re-do. |
|---|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|

| Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown") |                                                                                                                                                               |          |    |     |    |                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|-----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| QUESTION                                                                                                                                                                                                                                           |                                                                                                                                                               | RESPONSE |    |     |    | COMMENTS                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                    |                                                                                                                                                               | Yes      | No | Unk | NA |                                                                                                                                                                                                                                                    |
| 7                                                                                                                                                                                                                                                  | Are there any problems with foundations or structures, like excessive settlement?                                                                             |          | X  |     |    |                                                                                                                                                                                                                                                    |
| 8                                                                                                                                                                                                                                                  | Are there any wall, window, basement or roof leaks?                                                                                                           | X        |    |     |    | In boiler room, when it rains really hard, rain comes in through the fresh air vent of the natatorium heat exchanger and leaks through the floor to the basement.                                                                                  |
| 9                                                                                                                                                                                                                                                  | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants? |          | X  |     |    |                                                                                                                                                                                                                                                    |
| 10                                                                                                                                                                                                                                                 | Are your elevators unreliable, with frequent service calls?                                                                                                   |          |    |     | X  |                                                                                                                                                                                                                                                    |
| 11                                                                                                                                                                                                                                                 | Are there any plumbing leaks, water pressure, or clogging/back-up problems?                                                                                   | X        |    |     |    | Most of the facility plumbing is original steel water lines and cast iron drain lines. Water lines have rusty water coming out if the fixtures go unused for any length of time. Many of the drains are slow and need roofer service fairly often. |
| 12                                                                                                                                                                                                                                                 | Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?                                                  | X        |    |     |    | The heat exchangers and steam pipes from the boiler are old. There are no current problems, but with such an old system, it could happen any time.                                                                                                 |
| 13                                                                                                                                                                                                                                                 | Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?                                                          | X        |    |     |    | For the most part, the system works pretty good. Since the main office and the locker rooms share the same heat, it can be difficult to maintain a balance. It would be nice if the locker rooms had their own heat systems.                       |
| 14                                                                                                                                                                                                                                                 | Is the electrical service outdated, undersized, or otherwise problematic?                                                                                     | X        |    |     |    | The distribution center in the boiler room is outdated and in need of replacement.                                                                                                                                                                 |
| 15                                                                                                                                                                                                                                                 | Are there any problems or inadequacies with exterior lighting?                                                                                                |          | X  |     |    |                                                                                                                                                                                                                                                    |
| 16                                                                                                                                                                                                                                                 | Is site/parking drainage inadequate, with excessive ponding or other problems?                                                                                | X        |    |     |    | Because of the original design, the 2 sidewalk drains in front of the building, on 12 <sup>th</sup> St, are easily clogged by debris. Larger catch basins would solve the problem.                                                                 |
| 17                                                                                                                                                                                                                                                 | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?                    |          | X  |     |    |                                                                                                                                                                                                                                                    |
| 18                                                                                                                                                                                                                                                 | ADA: Has an accessibility study been performed at the site? If so, indicate when.                                                                             |          |    | X   |    | Our ADA is up to date and exceeds requirements.                                                                                                                                                                                                    |



Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

| QUESTION |                                                                                                                   | RESPONSE |    |     |    | COMMENTS                                        |
|----------|-------------------------------------------------------------------------------------------------------------------|----------|----|-----|----|-------------------------------------------------|
|          |                                                                                                                   | Yes      | No | Unk | NA |                                                 |
| 19       | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?             | X        |    |     |    | Our ADA is up to date and exceeds requirements. |
| 20       | ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation? |          | X  |     |    |                                                 |

## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Swimming Pool

**BV Project Number:** 148392.21R000-005.017

### Facility History & Interview

|   | Question                                                                                               | Yes | No | NA | Comments |
|---|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1 | ADA: Has an accessibility study been performed at the site? If so, when?                               | ✗   |    |    |          |
| 2 | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  | ✗   |    |    |          |
| 3 | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | ✗  |    |          |

### Swimming pool: Accessibility Issues

| Category                                | Major Issues<br>(ADA study recommended) | Moderate Issues<br>(ADA study recommended) | Minor Issues | None* |
|-----------------------------------------|-----------------------------------------|--------------------------------------------|--------------|-------|
| <b>Parking</b>                          | NA                                      |                                            |              |       |
| <b>Exterior Accessible Route</b>        |                                         |                                            |              | ✗     |
| <b>Building Entrances</b>               |                                         |                                            |              | ✗     |
| <b>Interior Accessible Route</b>        |                                         |                                            |              | ✗     |
| <b>Elevators</b>                        | NA                                      |                                            |              |       |
| <b>Public Restrooms</b>                 |                                         |                                            |              | ✗     |
| <b>Kitchens/Kitchenettes</b>            |                                         |                                            |              | ✗     |
| <b>Playgrounds &amp; Swimming Pools</b> |                                         |                                            |              | ✗     |
| <b>Other</b>                            | NA                                      |                                            |              |       |

\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in scope

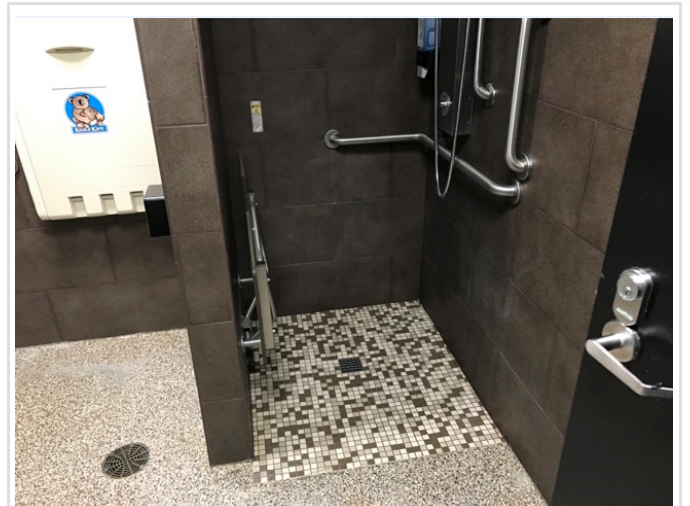
## Swimming pool: Photographic Overview



Accessible path



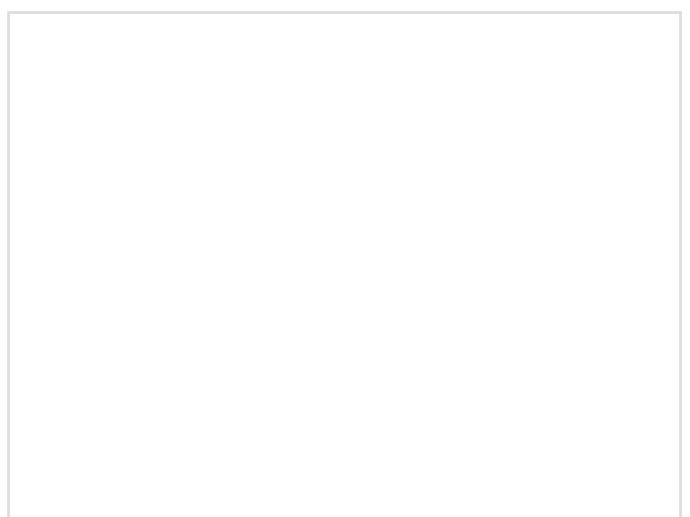
Accessible restroom



Accessible shower



Pool lift



| UF L3 Code | Location                                 | Condition | Asset/Component/Repair                                                | Quantity  | RUL | ID      |
|------------|------------------------------------------|-----------|-----------------------------------------------------------------------|-----------|-----|---------|
| Structure  |                                          |           |                                                                       |           |     |         |
| B1080      | Retaining Wall Near Pool Equipment Room  | Poor      | Stair/Ramp Rails, Metal, Install                                      | 50 LF     | 0   | 2959833 |
| B1080      | Site                                     | Poor      | Stairs, Concrete, Exterior                                            | 35 SF     | 2   | 2954874 |
| Facade     |                                          |           |                                                                       |           |     |         |
| B2010      | Exterior Wall                            | Poor      | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint | 9,500 SF  | 2   | 2959826 |
| B2020      | Building Exterior (Excluding Natatorium) | Fair      | Storefront, Glazing & Framing                                         | 1,050 SF  | 3   | 2954822 |
| B2050      | Building Exterior                        | Poor      | Exterior Door/Frame, Steel, Standard                                  | 3         | 2   | 2954861 |
| B2050      | Exterior Walls                           | Fair      | Exterior Door, Steel, Standard                                        | 8         | 10  | 2959829 |
| B2070      | Building Exterior                        | Poor      | Louvers, Aluminum, Repair                                             | 1         | 1   | 2954809 |
| Roofing    |                                          |           |                                                                       |           |     |         |
| B3010      | Roof                                     | Fair      | Roofing, Modified Bitumen                                             | 19,050 SF | 8   | 2954852 |
| B3010      | Roof                                     | Fair      | Roofing, Metal                                                        | 425 SF    | 20  | 2954849 |
| B3060      | Roof                                     | Good      | Roof Skylight, Acrylic                                                | 4         | 18  | 2954829 |
| Interiors  |                                          |           |                                                                       |           |     |         |
| C1030      | Staff Restroom                           | Poor      | Interior Door, Steel, Standard                                        | 1         | 2   | 2954851 |
| C1030      | Throughout Building                      | Fair      | Interior Door, Steel, Standard                                        | 8         | 15  | 2954821 |
| C1070      | Corridors                                | Good      | Suspended Ceilings, Fiberglass Paneling                               | 2,500 SF  | 18  | 2954875 |
| C1090      | Restrooms                                | Good      | Toilet Partitions, Metal                                              | 5         | 13  | 2954813 |
| C1090      | Locker Rooms                             | Good      | Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H                    | 20        | 13  | 2954843 |
| C2010      | Natatorium                               | Good      | Wall Finishes, Acoustical Tile (ACT)                                  | 1,500 SF  | 18  | 2954826 |
| C2010      | Throughout Building                      | Fair      | Wall Finishes, Any Paintable Surface, Prep & Paint                    | 25,000 SF | 3   | 2954868 |
| C2030      | Locker Rooms                             | Good      | Flooring, Elastomeric Coating, Prep & Paint                           | 1,250 SF  | 6   | 2954839 |
| C2030      | Classroom/ Offices                       | Good      | Flooring, Vinyl Tile, High End                                        | 2,500 SF  | 8   | 2954837 |
| C2030      | Storage Areas                            | Poor      | Flooring, Vinyl Sheeting                                              | 750 SF    | 2   | 2954876 |
| C2030      | Corridors                                | Good      | Flooring, Carpet, Commercial Tile                                     | 2,750 SF  | 6   | 2954857 |
| C2030      | Wading Pool                              | Poor      | Pool Coating, Elastomeric Coating, Prep & Paint                       | 1,000 SF  | 1   | 2967153 |
| C2030      | Pool                                     | Poor      | Pool Coating, Elastomeric Coating, Prep & Paint                       | 5,250 SF  | 2   | 2954845 |
| C2050      | Throughout Building                      | Fair      | Ceiling Finishes, Any Paintable Surface, Prep & Paint                 | 8,800 SF  | 3   | 2954836 |
| Plumbing   |                                          |           |                                                                       |           |     |         |
| D2010      | Wading Pool Restrooms                    | Fair      | Toilet, Commercial Plumbing Fixtures                                  | 5         | 23  | 2959832 |
| D2010      | Restrooms                                | Good      | Sink/Lavatory, Wall-Hung, Vitreous China                              | 4         | 23  | 2954858 |
| D2010      | Locker Rooms                             | Good      | Sink/Lavatory, Multi-user/Stainless Steel                             | 2         | 23  | 2954859 |
| D2010      | Throughout Building                      | Fair      | Plumbing System, Supply & Sanitary, High Density (includes fixtures)  | 8,800 SF  | 5   | 2954835 |
| D2010      | Restrooms                                | Fair      | Urinal, Standard                                                      | 2         | 15  | 2954855 |
| D2010      | Storage, Serving Locker Room             | Good      | Water Heater, Gas, Commercial 100 GAL                                 | 1         | 16  | 2954834 |
| D2010      | Pool Equipment Room                      | Fair      | Pump, Circulation, Pool Water, 28 HP                                  | 1         | 5   | 2954863 |
| D2010      | Pool Equipment Room                      | Fair      | Supplemental Components, Ultraviolet Disinfection Unit, Pool          | 1         | 10  | 2954844 |
| D2010      | Storage                                  | Good      | Water Heater, Electric, Residential, 53 to 120 GAL                    | 1         | 11  | 2954816 |
| D2060      | Chemical Room                            | Good      | Storage Tank, Industrial Gases, 100 GAL                               | 1         | 18  |         |
| HVAC       |                                          |           |                                                                       |           |     |         |

Component Condition Report | Swimming Pool

| Component Condition Report   Swimming Pool |                                   |           |                                                                                   |           |     | Item 9b.  |
|--------------------------------------------|-----------------------------------|-----------|-----------------------------------------------------------------------------------|-----------|-----|-----------|
| UF L3 Code                                 | Location                          | Condition | Asset/Component/Repair                                                            | Quantity  | RUL |           |
| D3020                                      | Storage                           | Fair      | Heat Exchanger, Shell & Tube, HVAC, 21 to 25 GPM                                  | 1         | 5   | 2954865   |
| D3020                                      |                                   | Fair      | Boiler Supplemental Components, Chemical Feed System                              | 1         | 5   | 2954830   |
| D3020                                      | Pool equipment Room               | Fair      | Heat Exchanger, Plate & Frame, Pool Water                                         | 1         | 5   | 2954847   |
| D3020                                      | Pool Equipment Room               | Fair      | Boiler, Dual Fuel, HVAC, 2001 to 20000 MBH                                        | 1         | 21  | 2954823   |
| D3030                                      | Lower Roof                        | Good      | Split System Ductless, Multi Zone, per 1 to 2 TON FCU                             | 1         | 10  | 2954814   |
| D3050                                      | Storage, Serving Locker Room Area | Fair      | Air Handler, Heating and Cooling Coils                                            | 1         | 3   | 2954825   |
| D3050                                      | Storage, Serving Lockers & Office | Fair      | Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM               | 1         | 5   | 2954867   |
| D3050                                      | Lower Roof                        | Fair      | Packaged Unit, Roof-Mounted, 10 TON                                               | 1         | 8   | 2954838   |
| D3050                                      | Lower Roof                        | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON                                    | 1         | 8   | 2954873   |
| D3050                                      | Mechanical Room - Natatorium      | Fair      | Air Handler, Exterior AHU, 10001 to 15000 CFM                                     | 1         | 4   | 2954819   |
| D3050                                      | Lower Roof                        | Fair      | Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON                                    | 1         | 7   | 2954818   |
| D3050                                      | Mechanical Room - Natatorium      | Fair      | Air Handler, Heating and Cooling Coils                                            | 1         | 5   | 2954862   |
| D3060                                      | Natatorium Roof                   | Fair      | Exhaust Fan, Rooftop                                                              | 4         | 5   | 2954827   |
| D3060                                      | Lower Roof                        | Fair      | Exhaust Fan, Propeller, 10 HP Motor, 50000 CFM                                    | 2         | 5   | 2954828   |
| Electrical                                 |                                   |           |                                                                                   |           |     |           |
| D5020                                      | Pool Equipment Room               | Fair      | Switchgear, 277/480 V, 800 AMP                                                    | 1         | 3   | 2954860   |
| D5020                                      | Pool Equipment Room               | Fair      | Switchboard, 800 AMP                                                              | 1         | 3   | 2954872   |
| D5040                                      | Throughout Building               | Fair      | Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures        | 20,572 SF | 8   | 2954820   |
| Fire Alarm & Electronic Systems            |                                   |           |                                                                                   |           |     |           |
| D7030                                      | Storage                           | Good      | Security Monitor, Closed Circuit, Command                                         | 1         | 6   | 2954856   |
| Equipment & Furnishings                    |                                   |           |                                                                                   |           |     |           |
| E1060                                      | Kitchen                           | Good      | Residential Appliances, Dishwasher, Range, Refrigerator                           | 3         | 6   | 2954811   |
| E2010                                      | Kitchen                           | Good      | Casework, Cabinetry, Standard                                                     | 20 LF     | 15  | 2954870   |
| E2010                                      | Kitchen                           | Good      | Casework, Countertop, Plastic Laminate                                            | 25 LF     | 9   | 2954853   |
| Special Construction & Demo                |                                   |           |                                                                                   |           |     |           |
| F1050                                      | Wading Pool                       | Fair      | Pool Finishes, Basin & Deck Finishes, Epoxy Paint                                 | 1,400 SF  | 3   | 2954840   |
| F1050                                      | Natatorium                        | Fair      | Pool Accessories, Gutter System                                                   | 800 LF    | 15  | 2954831   |
| F1050                                      | Pool Equipment Room               | Fair      | Pool Equipment, Horizontal Sand Filter                                            | 2         | 3   | 2954866   |
| F1050                                      | Natatorium                        | Good      | Pool Equipment, Pool Lift, Accessible Transfer Device                             | 1         | 13  | 2959825   |
| F1050                                      | Natatorium                        | Fair      | Pool Accessories, Pool Slide, Carved Plastic                                      | 1         | 15  | 2959816   |
| F1050                                      | Natatorium                        | Fair      | Pool Accessories, Diving Board                                                    | 1         | 10  | 2954871   |
| F1050                                      | Natatorium                        | Fair      | Pool Accessories, Slide Stair                                                     | 1         | 15  | 2954869   |
| F1050                                      | Natatorium                        | Good      | Pool Finishes, Basin & Deck Finishes, Coating                                     | 2,500 SF  | 8   | 2954841   |
| Pedestrian Plazas & Walkways               |                                   |           |                                                                                   |           |     |           |
| G2020                                      | Wading Pool Area                  | Fair      | Pedestrian Surfaces, Pavement, Asphalt, Mill & Overlay                            | 2,600 SF  | 2   | 2954832   |
| Athletic, Recreational & Playfield Areas   |                                   |           |                                                                                   |           |     |           |
| G2050                                      | Basketball Court                  | Poor      | Athletic Surfaces & Courts, Basketball/General, Concrete Pavement, Mill & Overlay | 2,500 SF  | 2   | 2954815   |
| Sitework                                   |                                   |           |                                                                                   |           |     |           |
| G2060                                      | Basketball Court                  | Fair      | Fences & Gates, Fence, Chain Link 8'                                              | 125 LF    | 10  | 2959831   |
| G2060                                      | Site                              | Good      | Fences & Gates, Fence, Chain Link 6'                                              | 250 LF    | 25  | Page 1473 |
| G2060                                      | Site                              | Poor      | Retaining Wall, Concrete Cast-in-Place, Repair/Replace                            | 1,800 SF  | 0   |           |



| UF L3 Code | Location       | Condition | Asset/Component/Repair                                      | Quantity | RUL |
|------------|----------------|-----------|-------------------------------------------------------------|----------|-----|
| G4050      | Exterior Walls | Fair      | Exterior Fixture w/ Lamp, Varies, w/ LED Replacement, 250 W | 6        | 10  |

Item 9b.

2954817

## Replacement Reserves Report

### Swimming Pool

*Item 9b.*

7/12/2021

| Location      | 2021     | 2022     | 2023      | 2024      | 2025      | 2026      | 2027     | 2028     | 2029      | 2030    | 2031     | 2032     | 2033      | 2034      | 2035 | 2036      | 2037     | 2038     | 2039      | 2040 | 2041      | Total Escalated Estimate |
|---------------|----------|----------|-----------|-----------|-----------|-----------|----------|----------|-----------|---------|----------|----------|-----------|-----------|------|-----------|----------|----------|-----------|------|-----------|--------------------------|
| Swimming Pool | \$75,150 | \$18,077 | \$193,803 | \$470,385 | \$122,906 | \$535,005 | \$54,974 | \$11,991 | \$758,271 | \$2,120 | \$70,329 | \$19,075 | \$140,402 | \$155,305 | \$0  | \$654,089 | \$99,748 | \$11,281 | \$193,607 | \$0  | \$143,753 | \$3,730,270              |
| Grand Total   | \$75,150 | \$18,077 | \$193,803 | \$470,385 | \$122,906 | \$535,005 | \$54,974 | \$11,991 | \$758,271 | \$2,120 | \$70,329 | \$19,075 | \$140,402 | \$155,305 | \$0  | \$654,089 | \$99,748 | \$11,281 | \$193,607 | \$0  | \$143,753 | \$3,730,270              |

| Uniform CodeID | Cost Description                                                                            | Lifespan (EUL)E | Age | RUL | QuantityUnit | Unit Cost * | Subtotal     | 2021      | 2022     | 2023 | 2024     | 2025      | 2026     | 2027     | 2028    | 2029      | 2030     | 2031     | 2032     | 2033     | 2034 | 2035     | 2036 | 2037     | 2038     | 2039     | 2040     | 2041 | Deficiency Repair Estimate |
|----------------|---------------------------------------------------------------------------------------------|-----------------|-----|-----|--------------|-------------|--------------|-----------|----------|------|----------|-----------|----------|----------|---------|-----------|----------|----------|----------|----------|------|----------|------|----------|----------|----------|----------|------|----------------------------|
| B1080          | 2954874 Stairs, Concrete, Exterior, Replace                                                 | 50              | 48  | 2   | 35           | SF          | \$236.50     | \$8,278   |          |      | \$8,278  |           |          |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$8,278                    |
| B1080          | 2959833 Stair/Ramp Rails, Metal, Install                                                    | 0               | 0   | 0   | 50           | LF          | \$99.00      | \$4,950   | \$4,950  |      |          |           |          |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$4,950                    |
| B2010          | 2959826 Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint               | 10              | 8   | 2   | 9500         | SF          | \$3.90       | \$37,050  |          |      | \$37,050 |           |          |          |         |           |          |          | \$37,050 |          |      |          |      |          |          |          |          |      | \$74,100                   |
| B2020          | 2954822 Storefront, Glazing & Framing, Replace                                              | 30              | 27  | 3   | 1050         | SF          | \$71.50      | \$75,075  |          |      | \$75,075 |           |          |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$75,075                   |
| B2050          | 2954861 Exterior Door/Frame, Steel, Standard, Replace                                       | 40              | 38  | 2   | 3            | EA          | \$4,160.00   | \$12,480  |          |      | \$12,480 |           |          |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$12,480                   |
| B2050          | 2959829 Exterior Door, Steel, Standard, Replace                                             | 40              | 30  | 10  | 8            | EA          | \$780.00     | \$6,240   |          |      |          |           |          |          |         |           |          | \$6,240  |          |          |      |          |      |          |          |          |          |      | \$6,240                    |
| B2070          | 2954809 Louvers, Aluminum, Repair                                                           | 40              | 39  | 1   | 1            | EA          | \$5,850.00   | \$5,850   | \$5,850  |      |          |           |          |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$5,850                    |
| B3010          | 2954849 Roofing, Metal, Replace                                                             | 40              | 20  | 20  | 425          | SF          | \$16.90      | \$7,183   |          |      |          |           |          |          |         |           |          |          |          |          |      |          |      |          |          |          | \$7,183  |      | \$7,183                    |
| B3010          | 2954852 Roofing, Modified Bitumen, Replace                                                  | 20              | 12  | 8   | 19050        | SF          | \$16.25      | \$309,563 |          |      |          |           |          |          |         | \$309,563 |          |          |          |          |      |          |      |          |          |          |          |      | \$309,563                  |
| B3060          | 2954829 Roof Skylight, Acrylic, Replace                                                     | 30              | 12  | 18  | 4            | EA          | \$1,690.00   | \$6,760   |          |      |          |           |          |          |         |           |          |          |          |          |      |          |      |          |          | \$6,760  |          |      | \$6,760                    |
| C1030          | 2954851 Interior Door, Steel, Standard, Replace                                             | 40              | 38  | 2   | 1            | EA          | \$4,290.00   | \$4,290   |          |      | \$4,290  |           |          |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$4,290                    |
| C1030          | 2954821 Interior Door, Steel, Standard, Replace                                             | 40              | 25  | 15  | 8            | EA          | \$4,160.00   | \$33,280  |          |      |          |           |          |          |         |           |          |          |          |          |      | \$33,280 |      |          |          |          |          |      | \$33,280                   |
| C1070          | 2954875 Suspended Ceilings, Fiberglass Paneling, Replace                                    | 25              | 7   | 18  | 2500         | SF          | \$19.50      | \$48,750  |          |      |          |           |          |          |         |           |          |          |          |          |      |          |      |          |          | \$48,750 |          |      | \$48,750                   |
| C1090          | 2954813 Toilet Partitions, Metal, Replace                                                   | 20              | 7   | 13  | 5            | EA          | \$1,105.00   | \$5,525   |          |      |          |           |          |          |         |           |          |          |          | \$5,525  |      |          |      |          |          |          |          |      | \$5,525                    |
| C1090          | 2954843 Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace                         | 20              | 7   | 13  | 20           | EA          | \$650.00     | \$13,000  |          |      |          |           |          |          |         |           |          |          |          | \$13,000 |      |          |      |          |          |          |          |      | \$13,000                   |
| C2010          | 2954868 Wall Finishes, Any Paintable Surface, Prep & Paint                                  | 10              | 7   | 3   | 25000        | SF          | \$1.95       | \$48,750  |          |      |          |           |          |          |         |           |          |          |          | \$48,750 |      |          |      |          |          |          |          |      | \$97,500                   |
| C2010          | 2954826 Wall Finishes, Acoustical Tile (ACT), Replace                                       | 25              | 7   | 18  | 1500         | SF          | \$10.40      | \$15,600  |          |      |          |           |          |          |         |           |          |          |          |          |      |          |      |          |          |          | \$15,600 |      | \$15,600                   |
| C2030          | 2967153 Pool Coating, Elastomeric Coating, Prep & Paint                                     | 10              | 9   | 1   | 1000         | SF          | \$11.70      | \$11,700  | \$11,700 |      |          |           |          |          |         |           |          | \$11,700 |          |          |      |          |      |          |          |          |          |      | \$23,400                   |
| C2030          | 2954845 Pool Coating, Elastomeric Coating, Prep & Paint                                     | 10              | 8   | 2   | 5250         | SF          | \$11.70      | \$61,425  |          |      | \$61,425 |           |          |          |         |           |          |          | \$61,425 |          |      |          |      |          |          |          |          |      | \$122,850                  |
| C2030          | 2954839 Flooring, Elastomeric Coating, Prep & Paint                                         | 10              | 4   | 6   | 1250         | SF          | \$11.70      | \$14,625  |          |      |          |           |          | \$14,625 |         |           |          |          |          |          |      |          |      | \$14,625 |          |          |          |      | \$29,250                   |
| C2030          | 2954876 Flooring, Vinyl Sheeting, Replace                                                   | 15              | 13  | 2   | 750          | SF          | \$9.10       | \$6,825   |          |      | \$6,825  |           |          |          |         |           |          |          |          |          |      |          |      |          | \$6,825  |          |          |      | \$13,650                   |
| C2030          | 2954837 Flooring, Vinyl Tile, High End, Replace                                             | 15              | 7   | 8   | 2500         | SF          | \$9.10       | \$22,750  |          |      |          |           |          |          |         | \$22,750  |          |          |          |          |      |          |      |          |          |          |          |      | \$22,750                   |
| C2030          | 2954857 Flooring, Carpet, Commercial Tile, Replace                                          | 10              | 4   | 6   | 2750         | SF          | \$8.45       | \$23,238  |          |      |          |           | \$23,238 |          |         |           |          |          |          |          |      |          |      | \$23,238 |          |          |          |      | \$46,475                   |
| C2050          | 2954836 Ceiling Finishes, Any Paintable Surface, Prep & Paint                               | 10              | 7   | 3   | 8800         | SF          | \$2.60       | \$22,880  |          |      |          | \$22,880  |          |          |         |           |          |          |          | \$22,880 |      |          |      |          |          |          |          |      | \$45,760                   |
| D2010          | 2954863 Pump, Circulation, Pool Water, 28 HP, Replace                                       | 25              | 20  | 5   | 1            | EA          | \$17,680.00  | \$17,680  |          |      |          |           | \$17,680 |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$17,680                   |
| D2010          | 2954816 Water Heater, Electric, Residential, 53 to 120 GAL., Replace                        | 15              | 4   | 11  | 1            | EA          | \$2,080.00   | \$2,080   |          |      |          |           |          |          |         |           |          | \$2,080  |          |          |      |          |      |          |          |          |          |      | \$2,080                    |
| D2010          | 2954834 Water Heater, Gas, Commercial 100 GAL., Replace                                     | 20              | 4   | 16  | 1            | EA          | \$16,120.00  | \$16,120  |          |      |          |           |          |          |         |           |          |          |          |          |      |          |      |          | \$16,120 |          |          |      | \$16,120                   |
| D2010          | 2954835 Plumbing System, Supply & Sanitary, High Density (includes fixtures), Replace       | 40              | 35  | 5   | 8800         | SF          | \$26.00      | \$228,800 |          |      |          | \$228,800 |          |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$228,800                  |
| D2010          | 2954855 Urinal, Standard, Replace                                                           | 30              | 15  | 15  | 2            | EA          | \$1,430.00   | \$2,860   |          |      |          |           |          |          |         |           |          |          |          |          |      | \$2,860  |      |          |          |          |          |      | \$2,860                    |
| D2010          | 2954844 Supplemental Components, Ultraviolet Disinfection Unit, Pool, Replace               | 20              | 10  | 10  | 1            | EA          | \$10,829.00  | \$10,829  |          |      |          |           |          |          |         |           | \$10,829 |          |          |          |      |          |      |          |          |          |          |      | \$10,829                   |
| D2060          | 2954812 Storage Tank, Industrial Gases, 100 GAL., Replace                                   | 30              | 12  | 18  | 1            | EA          | \$5,850.00   | \$5,850   |          |      |          |           |          |          |         |           |          |          |          |          |      |          |      |          |          | \$5,850  |          |      | \$5,850                    |
| D3020          | 2954865 Heat Exchanger, Shell & Tube, HVAC, 21 to 25 GPM, Replace                           | 35              | 30  | 5   | 1            | EA          | \$9,100.00   | \$9,100   |          |      |          |           | \$9,100  |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$9,100                    |
| D3020          | 2954847 Heat Exchanger, Plate & Frame, Pool Water, Replace                                  | 35              | 30  | 5   | 1            | EA          | \$9,750.00   | \$9,750   |          |      |          |           | \$9,750  |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$9,750                    |
| D3020          | 2954830 Boiler Supplemental Components, Chemical Feed System, Replace                       | 15              | 10  | 5   | 1            | EA          | \$15,210.00  | \$15,210  |          |      |          |           | \$15,210 |          |         |           |          |          |          |          |      |          |      |          |          |          | \$15,210 |      | \$30,420                   |
| D3030          | 2954814 Split System Ductless, Multi Zone, per 1 to 2 TON FCU, Replace                      | 15              | 5   | 10  | 1            | EA          | \$5,200.00   | \$5,200   |          |      |          |           |          |          |         |           |          | \$5,200  |          |          |      |          |      |          |          |          |          |      | \$5,200                    |
| D3050          | 2954825 Air Handler, Heating and Cooling Coils, Replace                                     | 15              | 12  | 3   | 1            | EA          | \$5,720.00   | \$5,720   |          |      |          | \$5,720   |          |          |         |           |          |          |          |          |      |          |      |          |          | \$5,720  |          |      | \$11,440                   |
| D3050          | 2954819 Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace                              | 20              | 16  | 4   | 1            | EA          | \$109,200.00 | \$109,200 |          |      |          | \$109,200 |          |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$109,200                  |
| D3050          | 2954867 Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, Replace        | 30              | 25  | 5   | 1            | EA          | \$91,000.00  | \$91,000  |          |      |          |           | \$91,000 |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$91,000                   |
| D3050          | 2954862 Air Handler, Heating and Cooling Coils, Replace                                     | 15              | 10  | 5   | 1            | EA          | \$57,200.00  | \$57,200  |          |      |          |           | \$57,200 |          |         |           |          |          |          |          |      |          |      |          |          |          | \$57,200 |      | \$114,400                  |
| D3050          | 2954818 Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace                             | 20              | 13  | 7   | 1            | EA          | \$9,750.00   | \$9,750   |          |      |          |           |          |          | \$9,750 |           |          |          |          |          |      |          |      |          |          |          |          |      | \$9,750                    |
| D3050          | 2954838 Packaged Unit, Roof-Mounted, 10 TON, Replace                                        | 20              | 12  | 8   | 1            | EA          | \$26,000.00  | \$26,000  |          |      |          |           |          |          |         | \$26,000  |          |          |          |          |      |          |      |          |          |          |          |      | \$26,000                   |
| D3050          | 2954873 Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace                             | 20              | 12  | 8   | 1            | EA          | \$14,300.00  | \$14,300  |          |      |          |           |          |          |         | \$14,300  |          |          |          |          |      |          |      |          |          |          |          |      | \$14,300                   |
| D3060          | 2954827 Exhaust Fan, Rooftop, Replace                                                       | 20              | 15  | 5   | 4            | EA          | \$5,460.00   | \$21,840  |          |      |          |           | \$21,840 |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$21,840                   |
| D3060          | 2954828 Exhaust Fan, Propeller, 10 HP Motor, 50000 CFM, Replace                             | 20              | 15  | 5   | 2            | EA          | \$5,460.00   | \$10,920  |          |      |          |           | \$10,920 |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$10,920                   |
| D5020          | 2954860 Switchgear, 277/480 V, 800 AMP, Replace                                             | 40              | 37  | 3   | 1            | EA          | \$182,000.00 | \$182,000 |          |      |          | \$182,000 |          |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$182,000                  |
| D5020          | 2954872 Switchboard, 800 AMP, Replace                                                       | 40              | 37  | 3   | 1            | EA          | \$65,000.00  | \$65,000  |          |      |          |           | \$65,000 |          |         |           |          |          |          |          |      |          |      |          |          |          |          |      | \$65,000                   |
| D5040          | 2954820 Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace | 20              | 12  | 8   | 20572        | SF          | \$10.40      | \$213,949 |          |      |          |           |          |          |         | \$213,949 |          |          |          |          |      |          |      |          |          |          |          |      | \$213,949                  |
| D7030          | 2954856 Security Monitor, Closed Circuit, Command, Replace                                  | 10              | 4   | 6   | 1            | EA          | \$5,447.00   | \$5,447   |          |      |          |           |          | \$5,447  |         |           |          |          |          |          |      |          |      | \$5,447  |          |          |          |      | \$10,894                   |
| E1060          | 2954811 Residential Appliances, Dishwasher, Range, Refrigerator, Replace                    | 10              | 4   | 6   | 3            | EA          | \$910.00     | \$2,730   |          |      |          |           |          | \$2,730  |         |           |          |          |          |          |      |          |      |          | \$2,730  |          |          |      | \$5,460                    |
| E2010          | 2954853 Casework, Countertop, Plastic Laminate, Replace                                     | 15              | 6   | 9   | 25           | LF          | \$65.00      | \$1,625   |          |      |          |           |          |          |         |           | \$1,625  |          |          |          |      |          |      |          |          |          |          |      | \$1,625                    |
| E2010          | 2954870 Casework, Cabinetry, Standard, Replace                                              | 20              | 5   | 15  | 20           | LF          | \$390.00     | \$7,800   |          |      |          |           |          |          |         |           |          |          |          |          |      | \$7,800  |      |          |          |          |          |      | \$7,800                    |
| F1050          | 2954840 Pool Finishes, Basin & Deck Finishes, Epoxy Paint, Replace                          | 15              | 12  | 3   | 1400         | SF          | \$4.81       | \$6,734   |          |      |          |           |          | \$6,734  |         |           |          |          |          |          |      |          |      |          |          | \$6,734  |          |      | \$13,468                   |
| F1050          | 2954866 Pool Equipment, Horizontal Sand Filter, Replace                                     | 15              | 12  | 3   | 2            | EA          | \$12,155.00  | \$24,310  |          |      |          |           |          |          |         |           |          |          |          |          |      |          |      |          |          | \$24,310 |          |      | \$48,620                   |
| F1050          | 2954841 Pool Finishes, Basin & Deck Finishes, Coating, Replace                              | 15              | 7   | 8   | 2500         | SF          | \$4.81       | \$12,025  |          |      |          |           |          |          |         | \$12,025  |          |          |          |          |      |          |      |          |          |          |          |      | \$12,025                   |
| F1050          | 2954871 Pool Accessories, Diving Board, Replace                                             | 30              | 20  | 10  | 1            | EA          | \$21,320.00  | \$21,320  |          |      |          |           |          |          |         |           |          | \$21,320 |          |          |      |          |      |          |          |          |          |      | \$21,320                   |

| Uniformat Code                                                                                                                                                                 | ID      | Cost Description                                                                  | Lifespan (EUL) | E | Age | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2021     | 2022     | 2023      | 2024      | 2025      | 2026      | 2027     | 2028     | 2029      | 2030    | 2031     | 2032     | 2033      | 2034      | 2035 | 2036      | 2037     | 2038     | 2039      | 2040 | 2041      | Deficiency Repair Estimate |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------------------------------------------------------------------|----------------|---|-----|-----|----------|------|-------------|-----------|----------|----------|-----------|-----------|-----------|-----------|----------|----------|-----------|---------|----------|----------|-----------|-----------|------|-----------|----------|----------|-----------|------|-----------|----------------------------|-----------|
| F1050                                                                                                                                                                          | 2959825 | Pool Equipment, Pool Lift, Accessible Transfer Device, Replace                    | 20             |   | 7   | 13  | 1        | EA   | \$15,600.00 | \$15,600  |          |          |           |           |           |           |          |          |           |         |          |          |           | \$15,600  |      |           |          |          |           |      |           | \$15,600                   |           |
| F1050                                                                                                                                                                          | 2954831 | Pool Accessories, Gutter System, Replace                                          | 40             |   | 25  | 15  | 800      | LF   | \$390.00    | \$312,000 |          |          |           |           |           |           |          |          |           |         |          |          |           |           |      | \$312,000 |          |          |           |      |           |                            | \$312,000 |
| F1050                                                                                                                                                                          | 2959816 | Pool Accessories, Pool Slide, Carved Plastic, Replace                             | 30             |   | 15  | 15  | 1        | EA   | \$42,575.00 | \$42,575  |          |          |           |           |           |           |          |          |           |         |          |          |           |           |      | \$42,575  |          |          |           |      |           |                            | \$42,575  |
| F1050                                                                                                                                                                          | 2954869 | Pool Accessories, Slide Stair, Replace                                            | 30             |   | 15  | 15  | 1        | EA   | \$21,320.00 | \$21,320  |          |          |           |           |           |           |          |          |           |         |          |          |           |           |      | \$21,320  |          |          |           |      |           |                            | \$21,320  |
| G2020                                                                                                                                                                          | 2954832 | Pedestrian Surfaces, Pavement, Asphalt, Mill & Overlay                            | 25             |   | 23  | 2   | 2600     | SF   | \$4.55      | \$11,830  |          |          | \$11,830  |           |           |           |          |          |           |         |          |          |           |           |      |           |          |          |           |      |           |                            | \$11,830  |
| G2050                                                                                                                                                                          | 2954815 | Athletic Surfaces & Courts, Basketball/General, Concrete Pavement, Mill & Overlay | 25             |   | 23  | 2   | 2500     | SF   | \$16.20     | \$40,500  |          |          | \$40,500  |           |           |           |          |          |           |         |          |          |           |           |      |           |          |          |           |      |           |                            | \$40,500  |
| G2060                                                                                                                                                                          | 2959831 | Fences & Gates, Fence, Chain Link 8', Replace                                     | 40             |   | 30  | 10  | 125      | LF   | \$32.50     | \$4,063   |          |          |           |           |           |           |          |          |           |         |          | \$4,063  |           |           |      |           |          |          |           |      |           |                            | \$4,063   |
| G2060                                                                                                                                                                          | 2954848 | Retaining Wall, Concrete Cast-in-Place, Repair/Replace                            | 0              |   | 0   | 0   | 1800     | SF   | \$39.00     | \$70,200  | \$70,200 |          |           |           |           |           |          |          |           |         |          |          |           |           |      |           |          |          |           |      |           |                            | \$70,200  |
| G4050                                                                                                                                                                          | 2954817 | Exterior Fixture w/ Lamp, Varies, w/ LED Replacement, 250 W, Replace              | 20             |   | 10  | 10  | 6        | EA   | \$780.00    | \$4,680   |          |          |           |           |           |           |          |          |           |         |          | \$4,680  |           |           |      |           |          |          |           |      |           |                            | \$4,680   |
| Totals, Unescalated                                                                                                                                                            |         |                                                                                   |                |   |     |     |          |      |             |           | \$75,150 | \$17,550 | \$182,678 | \$430,469 | \$109,200 | \$461,500 | \$46,040 | \$9,750  | \$598,586 | \$1,625 | \$52,332 | \$13,780 | \$98,475  | \$105,755 | \$0  | \$419,835 | \$62,160 | \$6,825  | \$113,724 | \$0  | \$79,593  | \$2,885,025                |           |
| Totals, Escalated (3.0% inflation, compounded annually)                                                                                                                        |         |                                                                                   |                |   |     |     |          |      |             |           | \$75,150 | \$18,077 | \$193,803 | \$470,385 | \$122,906 | \$535,005 | \$54,974 | \$11,991 | \$758,271 | \$2,120 | \$70,329 | \$19,075 | \$140,402 | \$155,305 | \$0  | \$654,089 | \$99,748 | \$11,281 | \$193,607 | \$0  | \$143,753 | \$3,730,270                |           |
| * Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost. |         |                                                                                   |                |   |     |     |          |      |             |           |          |          |           |           |           |           |          |          |           |         |          |          |           |           |      |           |          |          |           |      |           |                            |           |

Item 9b.

**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



**Tyrone S. Woods Memorial Park**  
14511 Glen Oak Road  
Oregon City, Oregon 97045

**PREPARED BY:**

*Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)*

**BV CONTACT:**

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Program Manager  
800.733.0660 x6554  
[Jim.cave@bvna.com](mailto:Jim.cave@bvna.com)*

**BV PROJECT #:**

*148392.21R000-024.017*

**DATE OF REPORT:**

*July 15, 2021*

**ON SITE DATE:**

*April 7, 2021*

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community Park                                                                                                                                               |
| Main Address                      | 14511 Glen Oak Road, Oregon City, Oregon 97045                                                                                                               |
| Site Developed                    | 2020                                                                                                                                                         |
| Lot Size                          | 8.21 acres (Per County GIS records)                                                                                                                          |
| Number of Substantial Buildings   | 1                                                                                                                                                            |
| Parking Spaces                    | 24 total spaces all in open lots; Two of which are accessible                                                                                                |
| Date(s) of Visit                  | April 7, 2021                                                                                                                                                |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565 Phone<br><a href="mailto:dconrad@orc.org">dconrad@orc.org</a>                           |
| On-site Point of Contact (POC)    | NA, the on-site inspection was performed without the assistance of a POC.                                                                                    |
| Assessment and Report Prepared by | Rashad Alnial and Bhaskar Ale                                                                                                                                |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |



## Park Findings and Deficiencies

### Historical Summary

Tyrone S. Woods Memorial Park, is located in the city of Oregon City at the intersection of Glen Oak Rd Avenue and High School Ave. The Park includes playgrounds, picnic shelters, picnic tables, and restroom building. The Park was recently built in 2020 and named after Tyrone S. Woods a US Navy seal who served the CIA and died serving the country.

### Architectural

The only building onsite was a wood framed restroom building. No issues were observed with the metal roof. No issues were observed with the picnic shelters either.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

There was no heating or cooling onsite at the restroom building. There was security onsite at the park.

### Site and Amenities

Majority of the park site amenities are brand new, so no issues were observed.

### Recommended Additional Studies

No additional studies recommended at this time.

## Systems Expenditure Forecast

| Systems Expenditure Forecast    |           |                        |                       |                       |                         |                  |
|---------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|------------------|
| System                          | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL            |
| Facade                          | -         | -                      | -                     | \$2,096               | \$2,817                 | \$4,913          |
| Roofing                         | -         | -                      | -                     | -                     | -                       | -                |
| Plumbing                        | -         | -                      | -                     | -                     | \$3,038                 | \$3,038          |
| Fire Alarm & Electronic Systems | -         | -                      | -                     | \$16,772              | \$22,540                | \$39,312         |
| Special Construction & Demo     | -         | -                      | -                     | -                     | -                       | -                |
| Site Development                | -         | -                      | \$5,682               | \$12,993              | \$156,200               | \$174,875        |
| Site Utilities                  | -         | -                      | -                     | -                     | \$39,445                | \$39,445         |
| Site Pavement                   | -         | -                      | \$5,267               | \$6,106               | \$15,284                | \$26,657         |
| <b>TOTALS</b>                   | -         | -                      | <b>\$11,000</b>       | <b>\$38,000</b>       | <b>\$239,400</b>        | <b>\$288,400</b> |

### Immediate Needs

Not applicable, no immediate needs identified.

## Key Findings

No key findings for this set of locations.

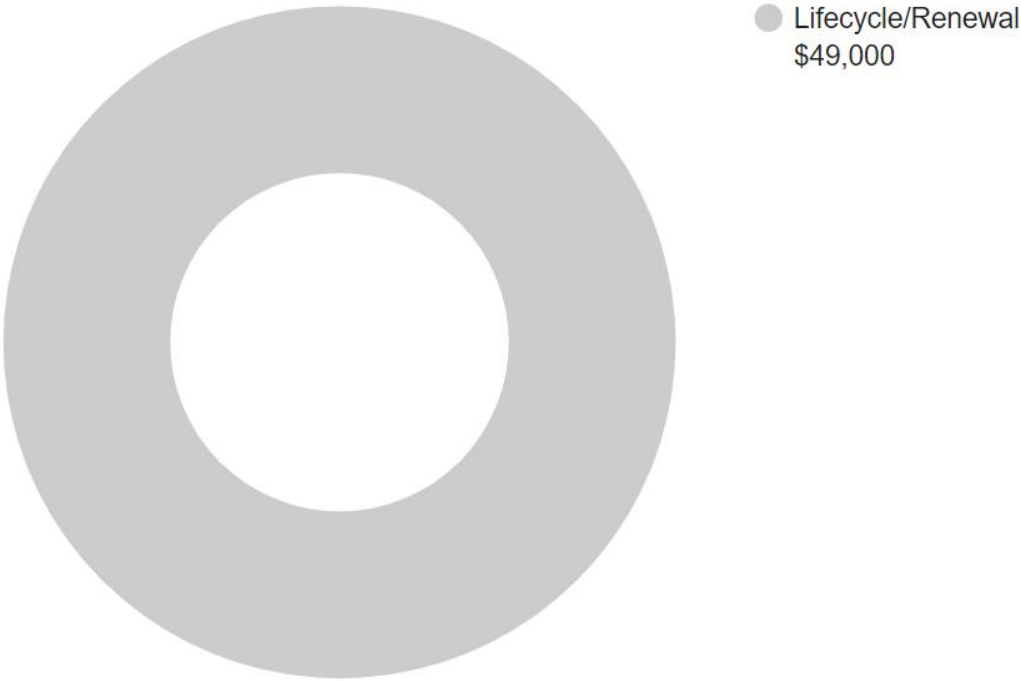
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

### Plan Type Descriptions

|                              |                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| <b>Environmental</b>         | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |
| <b>Retrofit/Adaptation</b>   | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$49,000

2. Restroom Building



| Restroom Building: Systems Summary |                                                                                                                         |           |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------|
| Address                            | 14511 Glen Oak Road, Oregon City, Oregon 97045                                                                          |           |
| Constructed/Renovated              | 2020                                                                                                                    |           |
| Building Size                      | 200 SF                                                                                                                  |           |
| Number of Stories                  | 1                                                                                                                       |           |
| System                             | Description                                                                                                             | Condition |
| Structure                          | Conventional wood frame structure on concrete slab                                                                      | Excellent |
| Façade                             | Wood siding with no windows                                                                                             | Excellent |
| Roof                               | Primary: Gable construction with metal finish                                                                           | Excellent |
| Interiors                          | Walls: Painted gypsum board<br>Floors: Concrete<br>Ceilings: Unfinished/exposed                                         | Excellent |
| Elevators                          | None                                                                                                                    | --        |
| Plumbing                           | Copper supply and cast iron waste & venting<br>No hot water<br>Drinking fountain<br>Toilets, and sinks in all restrooms | Excellent |

**Restroom Building: Systems Summary**

|                                |                                                                                                   |           |
|--------------------------------|---------------------------------------------------------------------------------------------------|-----------|
| <b>HVAC</b>                    | NA                                                                                                | --        |
| <b>Fire Suppression</b>        | None                                                                                              | --        |
| <b>Electrical</b>              | Source & Distribution: Main panel with copper wiring<br>Interior Lighting: T-8<br>Emergency: None | Excellent |
| <b>Fire Alarm</b>              | None                                                                                              | --        |
| <b>Equipment/Special</b>       | None                                                                                              | --        |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building.                  |           |
| <b>Key Issues and Findings</b> | No major issues                                                                                   |           |

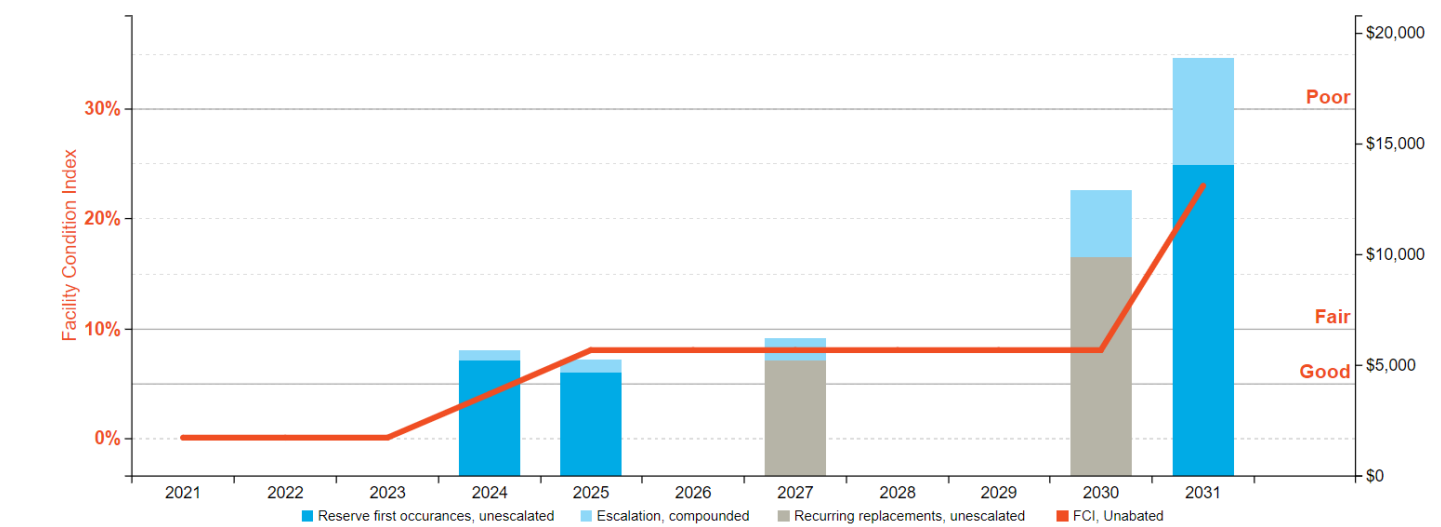


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Building 1: Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Tyrone S. Woods Memorial Park

Replacement Value: \$ 130,000; Inflation rate: 3.0%



### 3. General Park Summary



| General Site Information            |                                                                                                                 |          |           |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------|-----------|
| Asset                               | Description                                                                                                     | Quantity | Condition |
| <b>Play Structures</b>              | Swing sets and multi-purpose                                                                                    | 2 EA     | Excellent |
| <b>Gazebos</b>                      | Metal and wood framed                                                                                           | 144 SF   | Excellent |
| <b>Landscaping and Topography</b>   | Limited landscaping features<br>Irrigation not present<br>Low to moderate site slopes throughout                |          |           |
| <b>On-Site Vehicular Paving</b>     | Asphalt parking areas and drive lanes with concrete curbs, traffic markings, signage and concrete parking curbs |          |           |
| <b>Pedestrian paving and Trails</b> | Concrete sidewalks                                                                                              |          |           |
| <b>On-Site Amenities</b>            | Chain link fencing, picnic tables, benches                                                                      |          |           |
| <b>Ancillary Buildings</b>          | Gazebos Shelters                                                                                                |          |           |
| <b>Fields and Lots</b>              | play structure                                                                                                  |          |           |
| <b>Storm Water Management</b>       | Surface drainage to developed surroundings and Swales connecting to drain inlets                                |          |           |

General Site Information

|                         |                                                                                           |
|-------------------------|-------------------------------------------------------------------------------------------|
| Accessibility           | Presently it does not appear an accessibility study is needed for the general site areas. |
| Key Issues and Findings | No major issues.                                                                          |

## 4. Property Space Use and Observed Areas

---

### Areas Observed

Most of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 5. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance



The park was originally constructed in 2020. The park has not since been substantially renovated.

The following table summarizes the accessibility conditions of the general site and at each major building within the park:

| Park: Accessibility Summary |                          |                          |                                    |
|-----------------------------|--------------------------|--------------------------|------------------------------------|
| Facility                    | Year Built/<br>Renovated | Prior Study<br>Provided? | Major/Moderate<br>Issues Observed? |
| Restroom Building           | 2020                     | No                       | No                                 |
| General Park                | 2020                     | No                       | No                                 |

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 6. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

#### Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.



## 8. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Tyrone S. Woods Memorial Park, 14511 Glen Oak Road, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Rashad Alnial and Bhaskar Ale,  
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1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



5

DRINKING FOUNTAIN



6

PARK SIGNAGE COVERED





7

SECURITY CAMERA



8

ELECTRICAL PANEL



9

PARKING LOTS



10

GAZEBO



11

SIDEWALK



12

BIKE RACK



13

FENCES AND GATES



14

POLE LIGHT FIXTURE WITH LAMPS



15

ACCESSIBLE RAMP OR PATH



16

ADA PARKING



17

PLAYGROUND

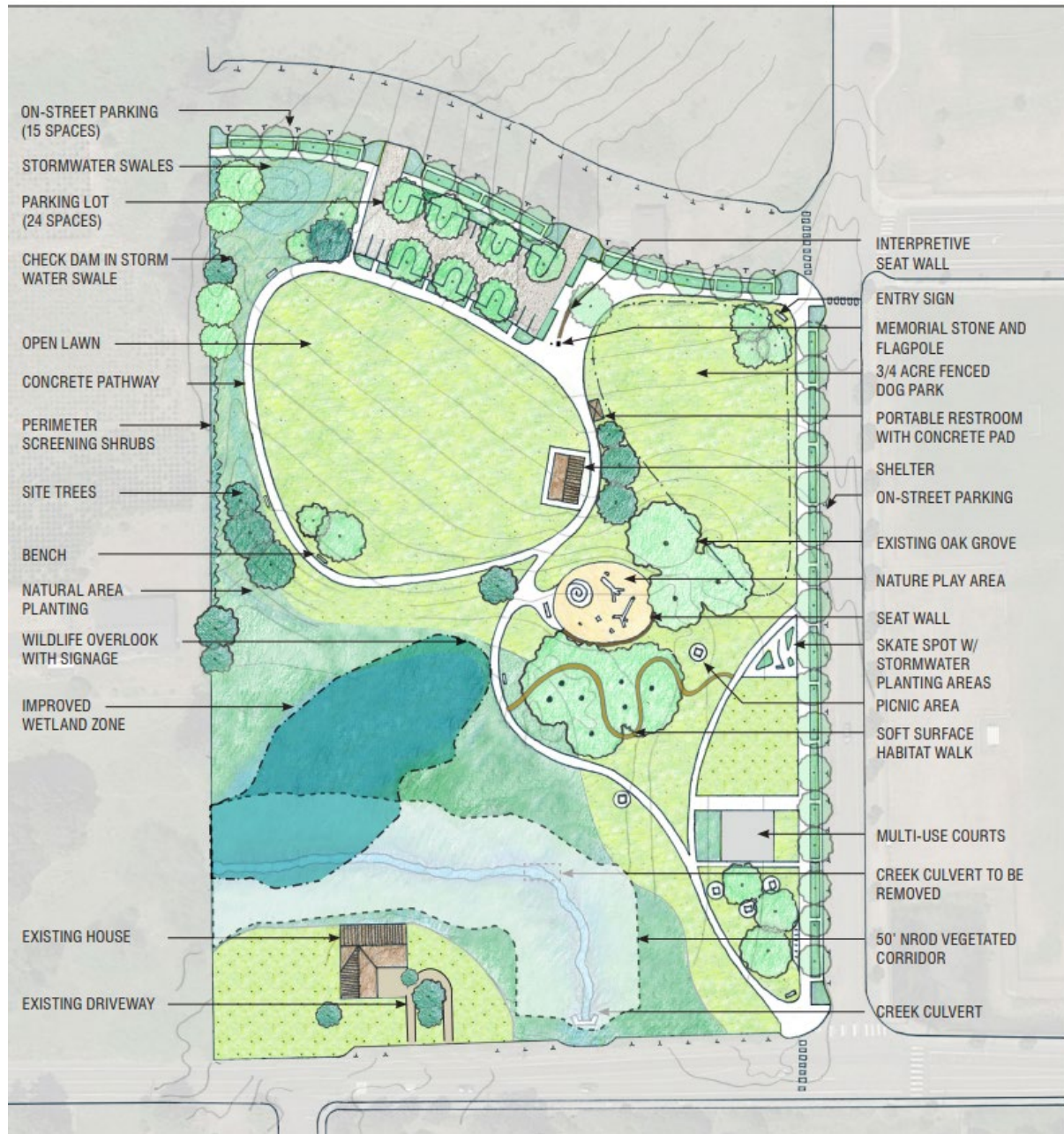


18

BENCH



# Site Plan



**BUREAU  
VERITAS**

## Project Number

148392.21R000-024.017

## Source

Google

## Project Name

Tyrone S. Woods Memorial Park  
City of Oregon City

## On-Site Date

April 7, 2021





Aerial Site Plan



|  | Project Number        | Project Name                                         |  |
|-------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------|---------------------------------------------------------------------------------------|
|                                                                                     | 148392.21R000-024.017 | Tyrone S. Woods Memorial Park<br>City of Oregon City |                                                                                       |
|                                                                                     | Source                | On-Site Date                                         |                                                                                       |
|                                                                                     | Google                | April 7, 2021                                        |                                                                                       |

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THE PRE-SURVEY QUESTIONNAIRE  
WAS NOT RETURNED TO BV

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Tyrone S. Woods Memorial Park

BV Project Number: 148392.21R-00 - 024.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     |    | ×  |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ×  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     |    | ×  |          |

## Abbreviated Accessibility Checklist

## Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does the required number of standard ADA designated spaces appear to be provided ?          | ✗   |    |    |          |
| 2        | Does the required number of van-accessible designated spaces appear to be provided ?        | ✗   |    |    |          |
| 3        | Are accessible spaces on the shortest accessible route to an accessible building entrance ? | ✗   |    |    |          |
| 4        | Does parking signage include the International Symbol of Accessibility ?                    | ✗   |    |    |          |
| 5        | Does each accessible space have an adjacent access aisle ?                                  | ✗   |    |    |          |
| 6        | Do parking spaces and access aisles appear to be relatively level and without obstruction ? | ✗   |    |    |          |



## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

| Question |                                                                                                                                                                            | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?                                       | ✗   |    |    |          |
| 2        | Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ? | ✗   |    |    |          |
| 3        | Are curb ramps present at transitions through raised curbs on all accessible routes?                                                                                       | ✗   |    |    |          |
| 4        | Do curb ramps appear to have compliant slopes for all components ?                                                                                                         | ✗   |    |    |          |
| 5        | Do ramp runs on an accessible route appear to have compliant slopes ?                                                                                                      |     |    | ✗  |          |
| 6        | Do ramp runs on an accessible route appear to have a compliant rise and width ?                                                                                            |     |    | ✗  |          |



|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | X |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | X |  |

## Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

| Question |                                                                                                     | Yes | No | NA | Comments |
|----------|-----------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do a sufficient number of accessible entrances appear to be provided ?                              |     |    | ×  |          |
| 2        | If the main entrance is not accessible, is an alternate accessible entrance provided?               |     |    | ×  |          |
| 3        | Is signage provided indicating the location of alternate accessible entrances ?                     |     |    | ×  |          |
| 4        | Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ? |     |    | ×  |          |
| 5        | Do doors at accessible entrances appear to have compliant hardware ?                                |     |    | ×  |          |
| 6        | Do doors at accessible entrances appear to have a compliant clear opening width ?                   |     |    | ×  |          |

|   |                                                                                                       |  |  |   |  |
|---|-------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ? |  |  | × |  |
| 8 | Do thresholds at accessible entrances appear to have a compliant height ?                             |  |  | × |  |

# Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

| Question |                                                                                        | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does an accessible route appear to connect all public areas inside the building ?      |     |    | ✗  |          |
| 2        | Do accessible routes appear free of obstructions and/or protruding objects ?           |     |    | ✗  |          |
| 3        | Do ramps on accessible routes appear to have compliant slopes ?                        |     |    | ✗  |          |
| 4        | Do ramp runs on an accessible route appear to have a compliant rise and width ?        |     |    | ✗  |          |
| 5        | Do ramps on accessible routes appear to have compliant end and intermediate landings ? |     |    | ✗  |          |
| 6        | Do ramps on accessible routes appear to have compliant handrails ?                     |     |    | ✗  |          |

|    |                                                                                                                       |  |  |   |  |
|----|-----------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7  | Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ? |  |  | X |  |
| 8  | Do public transaction areas have an accessible, lowered service counter section ?                                     |  |  | X |  |
| 9  | Do public telephones appear mounted with an accessible height and location ?                                          |  |  | X |  |
| 10 | Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?             |  |  | X |  |
| 11 | Do doors at interior accessible routes appear to have compliant hardware ?                                            |  |  | X |  |
| 12 | Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?  |  |  | X |  |
| 13 | Do doors on interior accessible routes appear to have a compliant clear opening width ?                               |  |  | X |  |



# Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms



Toilet stall overview



Sink, faucet handles and/or accessories

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?         | ✗   |    |    |          |
| 2        | Does the lavatory appear to be mounted at a compliant height and with compliant knee area ? | ✗   |    |    |          |
| 3        | Does the lavatory faucet have compliant handles ?                                           | ✗   |    |    |          |
| 4        | Is the plumbing piping under lavatories configured to protect against contact ?             | ✗   |    |    |          |
| 5        | Are grab bars provided at compliant locations around the toilet ?                           | ✗   |    |    |          |
| 6        | Do toilet stall doors appear to provide the minimum compliant clear width ?                 | ✗   |    |    |          |

|   |                                                                                                                                                                        |   |  |  |  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--|--|--|
| 7 | Do toilet stalls appear to provide the minimum compliant clear floor area ?                                                                                            | X |  |  |  |
| 8 | Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ? | X |  |  |  |
| 9 | Do accessories and mirrors appear to be mounted at a compliant height ?                                                                                                | X |  |  |  |

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

| Question |                                                                                                         | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ? |     |    | ✗  |          |
| 2        | Are the appliances centered for a parallel or forward approach with adequate clear floor space ?        |     |    | ✗  |          |
| 3        | Is there an accessible countertop/preparation space of proper width and height ?                        |     |    | ✗  |          |
| 4        | Is there an accessible sink space of proper width and height ?                                          |     |    | ✗  |          |
| 5        | Does the sink faucet have compliant handles ?                                                           |     |    | ✗  |          |
| 6        | Is the plumbing piping under the sink configured to protect against contact ?                           |     |    | ✗  |          |



|   |                                                                                                                     |  |  |   |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  | × |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools



Accessible route to playground/pool



Overview of playground/pool

| Question |                                                                         | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is there an accessible route to the play area / s?                      | ✗   |    |    |          |
| 2        | Has the play area been reviewed for accessibility ?                     |     |    | ✗  |          |
| 3        | Are publicly accessible swimming pools equipped with an entrance lift ? |     |    | ✗  |          |

| UF L3 Code                               | Location    | Condition | Asset/Component/Repair                                                                     | Quantity  | RUL | ID      |
|------------------------------------------|-------------|-----------|--------------------------------------------------------------------------------------------|-----------|-----|---------|
| Facade                                   |             |           |                                                                                            |           |     |         |
| B2010                                    | Restrooms   | Excellent | Exterior Walls, Wood Clapboard Siding, 1-2 Story Building [No tag/plate found]             | 400 SF    | 30  | 2957114 |
| B2010                                    | Restrooms   | Excellent | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint [No tag/plate found] | 400 SF    | 10  | 2957099 |
| B2050                                    | Restrooms   | Excellent | Exterior Door, Steel, Standard [No tag/plate found]                                        | 3         | 40  | 2957090 |
| Roofing                                  |             |           |                                                                                            |           |     |         |
| B3010                                    | Restrooms   | Excellent | Roofing, Metal [No tag/plate found]                                                        | 250 SF    | 40  | 2957106 |
| B3060                                    | Restrooms   | Excellent | Roof Skylight, per unit, up to 20 SF [No tag/plate found]                                  | 2         | 30  | 2957107 |
| Plumbing                                 |             |           |                                                                                            |           |     |         |
| D2010                                    | Dog Park    | Excellent | Drinking Fountain, Exterior/Site, Metal Pedestal [No tag/plate found]                      | 1         | 15  | 2957116 |
| D2010                                    | Restrooms   | Excellent | Toilet, Commercial Water Closet [No tag/plate found]                                       | 2         | 30  | 2957092 |
| D2010                                    | Restrooms   | Excellent | Sink/Lavatory, Vanity Top, Stainless Steel [No tag/plate found]                            | 2         | 30  | 2957095 |
| Fire Alarm & Electronic Systems          |             |           |                                                                                            |           |     |         |
| D7030                                    | Restrooms   | Excellent | Security Camera, Typical [No tag/plate found]                                              | 4         | 10  | 2957109 |
| Special Construction & Demo              |             |           |                                                                                            |           |     |         |
| F1020                                    | Shed        | Excellent | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard [No tag/plate found]           | 144 SF    | 30  | 2957087 |
| Pedestrian Plazas & Walkways             |             |           |                                                                                            |           |     |         |
| G2020                                    | Parking lot | Good      | Parking Lots, Pavement, Asphalt, Mill & Overlay [No tag/plate found]                       | 8,000 SF  | 24  | 2957098 |
| G2020                                    | Parking lot | Good      | Parking Lots, Pavement, Asphalt, Seal & Stripe [No tag/plate found]                        | 8,000 SF  | 4   | 3141343 |
| G2030                                    | Site        | Excellent | Sidewalk, Concrete, Large Areas [No tag/plate found]                                       | 12,000 SF | 50  | 2957089 |
| Athletic, Recreational & Playfield Areas |             |           |                                                                                            |           |     |         |
| G2050                                    | Playground  | Excellent | Play Structure, Multipurpose, Large [No tag/plate found]                                   | 1         | 20  | 2957105 |
| G2050                                    | Playground  | Excellent | Playfield Surfaces, Chips Wood, 6" Depth [No tag/plate found]                              | 2,000 SF  | 3   | 2957101 |
| G2050                                    | Playground  | Excellent | Play Structure, Swing Set, 4 Seats [No tag/plate found]                                    | 1         | 20  | 2957110 |
| Sitework                                 |             |           |                                                                                            |           |     |         |
| G2060                                    | Site        | Excellent | Retaining Wall, Brick/Stone [No tag/plate found]                                           | 25 SF     | 40  | 2957115 |
| G2060                                    | Site        | Excellent | Retaining Wall, Brick/Stone [No tag/plate found]                                           | 500 SF    | 40  | 2957113 |
| G2060                                    | Parking lot | Excellent | Bollard, Concrete or Metal [No tag/plate found]                                            | 2         | 30  | 2957100 |
| G2060                                    | Site        | Excellent | Park Bench, Precast Concrete [No tag/plate found]                                          | 6         | 25  | 2957097 |
| G2060                                    | Site        | Excellent | Fences & Gates, Fence, Chain Link 4' [No tag/plate found]                                  | 400 LF    | 40  | 2957104 |
| G2060                                    | Dog Park    | Excellent | Park Bench, Metal Powder-Coated [No tag/plate found]                                       | 7         | 20  | 2957102 |
| G2060                                    | Parking lot | Excellent | Signage, Property, Monument, Replace/Install [No tag/plate found]                          | 1         | 20  |         |

| UF L3 Code | Location    | Condition | Asset/Component/Repair                                                                                   | Quantity | RUL | ID      |
|------------|-------------|-----------|----------------------------------------------------------------------------------------------------------|----------|-----|---------|
| G2060      | Site        | Excellent | Trash Receptacle, Medium-Duty Metal or Precast [No tag/plate found]                                      | 4        | 20  | 2957112 |
| G2060      | Site        | Excellent | Flagpole, Metal [No tag/plate found]                                                                     | 1        | 30  | 2957094 |
| G2060      | Parking lot | Excellent | Bike Rack, Fixed Single Loop [No tag/plate found]                                                        | 4        | 20  | 2957088 |
| G2060      | Site        | Excellent | Park Bench, Wood/Composite/Fiberglass [No tag/plate found]                                               | 6        | 20  | 2957111 |
| G4050      | Restrooms   | Excellent | Exterior Fixture w/ Lamp, any type, w/ LED Replacement [No tag/plate found]                              | 2        | 20  | 2957103 |
| G4050      | Parking lot | Excellent | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install [No tag/plate found] | 4        | 20  | 2957093 |

# Appendix F:

## Replacement Reserves

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Replacement Reserves Report

Tyrone S. Woods Memorial Park

Item 9b.

7/15/2021

| Location                      | 2021 | 2022 | 2023 | 2024    | 2025    | 2026 | 2027    | 2028 | 2029 | 2030     | 2031     | 2032 | 2033    | 2034 | 2035    | 2036     | 2037 | 2038 | 2039    | 2040    | 2041      | Total Escalated Estimate |
|-------------------------------|------|------|------|---------|---------|------|---------|------|------|----------|----------|------|---------|------|---------|----------|------|------|---------|---------|-----------|--------------------------|
| Tyrone S. Woods Memorial Park | \$0  | \$0  | \$0  | \$5,682 | \$5,267 | \$0  | \$6,209 | \$0  | \$0  | \$12,891 | \$18,869 | \$0  | \$7,414 | \$0  | \$7,079 | \$11,139 | \$0  | \$0  | \$8,853 | \$8,206 | \$196,640 | \$288,250                |
| Grand Total                   | \$0  | \$0  | \$0  | \$5,682 | \$5,267 | \$0  | \$6,209 | \$0  | \$0  | \$12,891 | \$18,869 | \$0  | \$7,414 | \$0  | \$7,079 | \$11,139 | \$0  | \$0  | \$8,853 | \$8,206 | \$196,640 | \$288,250                |

| Unifor<br>mat<br>Code                                   | ID      | Cost Description                                                                    | Lifespan<br>(EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022 | 2023 | 2024    | 2025    | 2026 | 2027    | 2028 | 2029 | 2030     | 2031     | 2032 | 2033    | 2034 | 2035     | 2036     | 2037    | 2038 | 2039    | 2040    | 2041      | Deficiency<br>Repair Estimate |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------------------|-------------------|------|-----|----------|------|-------------|----------|------|------|------|---------|---------|------|---------|------|------|----------|----------|------|---------|------|----------|----------|---------|------|---------|---------|-----------|-------------------------------|
| B2010                                                   | 2957099 | Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint               | 10                | 0    | 10  | 400      | SF   | \$3.90      | \$1,560  |      |      |      |         |         |      |         |      |      |          |          |      |         |      | \$1,560  |          |         |      |         |         | \$1,560   | \$3,120                       |
| D2010                                                   | 2957116 | Drinking Fountain, Exterior/Site, Metal Pedestal, Replace                           | 15                | 0    | 15  | 1        | EA   | \$1,950.00  | \$1,950  |      |      |      |         |         |      |         |      |      |          |          |      |         |      |          |          |         |      |         |         |           | \$1,950                       |
| D7030                                                   | 2957109 | Security Camera, Typical, Replace                                                   | 10                | 0    | 10  | 4        | EA   | \$3,120.00  | \$12,480 |      |      |      |         |         |      |         |      |      |          |          |      |         |      | \$12,480 |          |         |      |         |         |           | \$12,480                      |
| G2020                                                   | 3141343 | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | 5                 | 1    | 4   | 8000     | SF   | \$0.59      | \$4,680  |      |      |      |         | \$4,680 |      |         |      |      |          |          |      |         |      | \$4,680  |          |         |      |         | \$4,680 |           | \$18,720                      |
| G2050                                                   | 2957101 | Playfield Surfaces, Chips Wood, 6" Depth, Replace                                   | 3                 | 0    | 3   | 2000     | SF   | \$2.60      | \$5,200  |      |      |      | \$5,200 |         |      | \$5,200 |      |      | \$5,200  |          |      |         |      |          |          | \$5,200 |      |         | \$5,200 |           | \$31,200                      |
| G2050                                                   | 2957105 | Play Structure, Multipurpose, Large, Replace                                        | 20                | 0    | 20  | 1        | EA   | \$45,500.00 | \$45,500 |      |      |      |         |         |      |         |      |      |          |          |      |         |      |          |          |         |      |         |         | \$45,500  | \$45,500                      |
| G2050                                                   | 2957110 | Play Structure, Swing Set, 4 Seats, Replace                                         | 20                | 0    | 20  | 1        | EA   | \$3,250.00  | \$3,250  |      |      |      |         |         |      |         |      |      |          |          |      |         |      |          |          |         |      |         |         | \$3,250   | \$3,250                       |
| G2060                                                   | 2957102 | Park Bench, Metal Powder-Coated, Replace                                            | 20                | 0    | 20  | 7        | EA   | \$1,105.00  | \$7,735  |      |      |      |         |         |      |         |      |      |          |          |      |         |      |          |          |         |      |         |         | \$7,735   | \$7,735                       |
| G2060                                                   | 2957112 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                             | 20                | 0    | 20  | 4        | EA   | \$1,105.00  | \$4,420  |      |      |      |         |         |      |         |      |      |          |          |      |         |      |          |          |         |      |         |         | \$4,420   | \$4,420                       |
| G2060                                                   | 2957088 | Bike Rack, Fixed Single Loop, Replace                                               | 20                | 0    | 20  | 4        | EA   | \$390.00    | \$1,560  |      |      |      |         |         |      |         |      |      |          |          |      |         |      |          |          |         |      |         |         | \$1,560   | \$1,560                       |
| G2060                                                   | 2957111 | Park Bench, Wood/Composite/Fiberglass, Replace                                      | 20                | 0    | 20  | 6        | EA   | \$1,105.00  | \$6,630  |      |      |      |         |         |      |         |      |      |          |          |      |         |      |          |          |         |      |         |         | \$6,630   | \$6,630                       |
| G2060                                                   | 2957091 | Signage, Property, Monument, Replace/Install                                        | 20                | 0    | 20  | 1        | EA   | \$3,900.00  | \$3,900  |      |      |      |         |         |      |         |      |      |          |          |      |         |      |          |          |         |      |         |         | \$3,900   | \$3,900                       |
| G4050                                                   | 2957093 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 20                | 0    | 20  | 4        | EA   | \$5,200.00  | \$20,800 |      |      |      |         |         |      |         |      |      |          |          |      |         |      |          |          |         |      |         |         | \$20,800  | \$20,800                      |
| G4050                                                   | 2957103 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace                     | 20                | 0    | 20  | 2        | EA   | \$520.00    | \$1,040  |      |      |      |         |         |      |         |      |      |          |          |      |         |      |          |          |         |      |         |         | \$1,040   | \$1,040                       |
| Totals, Unescalated                                     |         |                                                                                     |                   |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$5,200 | \$4,680 | \$0  | \$5,200 | \$0  | \$0  | \$9,880  | \$14,040 | \$0  | \$5,200 | \$0  | \$4,680  | \$7,150  | \$0     | \$0  | \$5,200 | \$4,680 | \$108,875 | \$174,785                     |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                     |                   |      |     |          |      |             |          | \$0  | \$0  | \$0  | \$5,682 | \$5,267 | \$0  | \$6,209 | \$0  | \$0  | \$12,891 | \$18,869 | \$0  | \$7,414 | \$0  | \$7,079  | \$11,139 | \$0     | \$0  | \$8,853 | \$8,206 | \$196,640 | \$288,250                     |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Waterboard Park  
200 South John Adams Street  
Oregon City, Oregon 97045

**PREPARED BY:**

Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
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**BV PROJECT #:**

148392.21R000-039.0017

**DATE OF REPORT:**

July 15, 2021

**ON SITE DATE:**

March 24, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Naturally vegetated habitat                                                                                                                                 |
| Main Address                      | 200 South John Adams Street, Oregon City, Oregon 97045                                                                                                      |
| Site Developed                    | N/A                                                                                                                                                         |
| Lot Size                          | 25 acres (estimated)                                                                                                                                        |
| Number of Substantial Buildings   | None                                                                                                                                                        |
| Parking Spaces                    | Open lot with one accessible space                                                                                                                          |
| Date(s) of Visit                  | March 24, 2021                                                                                                                                              |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orc.city.org">dconrad@orc.city.org</a>                      |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                  |
| Assessment and Report Prepared By | Rashad Alnial                                                                                                                                               |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                    |

## Park Findings and Deficiencies

### Historical Summary

Water Board Park is a natural area park with a beautiful view of Oregon City from the top entrance. The park is mostly undeveloped but does contain walk paths and a small parking area and benches.

### Site & Amenities

Significant depressions and other damages in the walking paths requiring replacement. Property management reports that a prior geotechnical investigation performed and a budgetary cost for soil stabilization and path replacement was established. That budgetary cost has been included in the cost tables.

### Recommended Additional Studies

The POC report

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |           |                        |                       |                       |                         |                    |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System                       | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
| Site Development             | -         | \$1,034,929            | \$2,712               | \$1,485               | \$133,832               | \$1,172,958        |
| Site Pavement                | -         | \$60,683               | -                     | -                     | \$42,532                | \$103,215          |
| <b>TOTALS</b>                | <b>-</b>  | <b>\$1,095,700</b>     | <b>\$2,800</b>        | <b>\$1,500</b>        | <b>\$176,400</b>        | <b>\$1,276,400</b> |

## Immediate Needs

| Facility/Building | Total Items | Total Cost |
|-------------------|-------------|------------|
| Total             | 0           | \$0        |



## Key Findings



### Walkway Paths in Poor condition.

Asphalt  
Waterboard Park Site

Uniformat Code: G2031  
Recommendation: **Replace in 2023**

Priority Score: **85.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$57,200

\$\$\$\$

Cracks and depressions in walking paths noted - AssetCALC ID: 2948563

### Trail Surface in Poor condition.

Natural, Soil Stabilization  
Waterboard Park Throughout Park

Uniformat Code: G2053  
Recommendation: **Replace in 2023**

Priority Score: **83.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$975,500

\$\$\$\$

POC reports that a prior geotechnical investigation identified an allowance to stabilize soils throughout park - AssetCALC ID: 3147550

## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

### Plan Type Descriptions

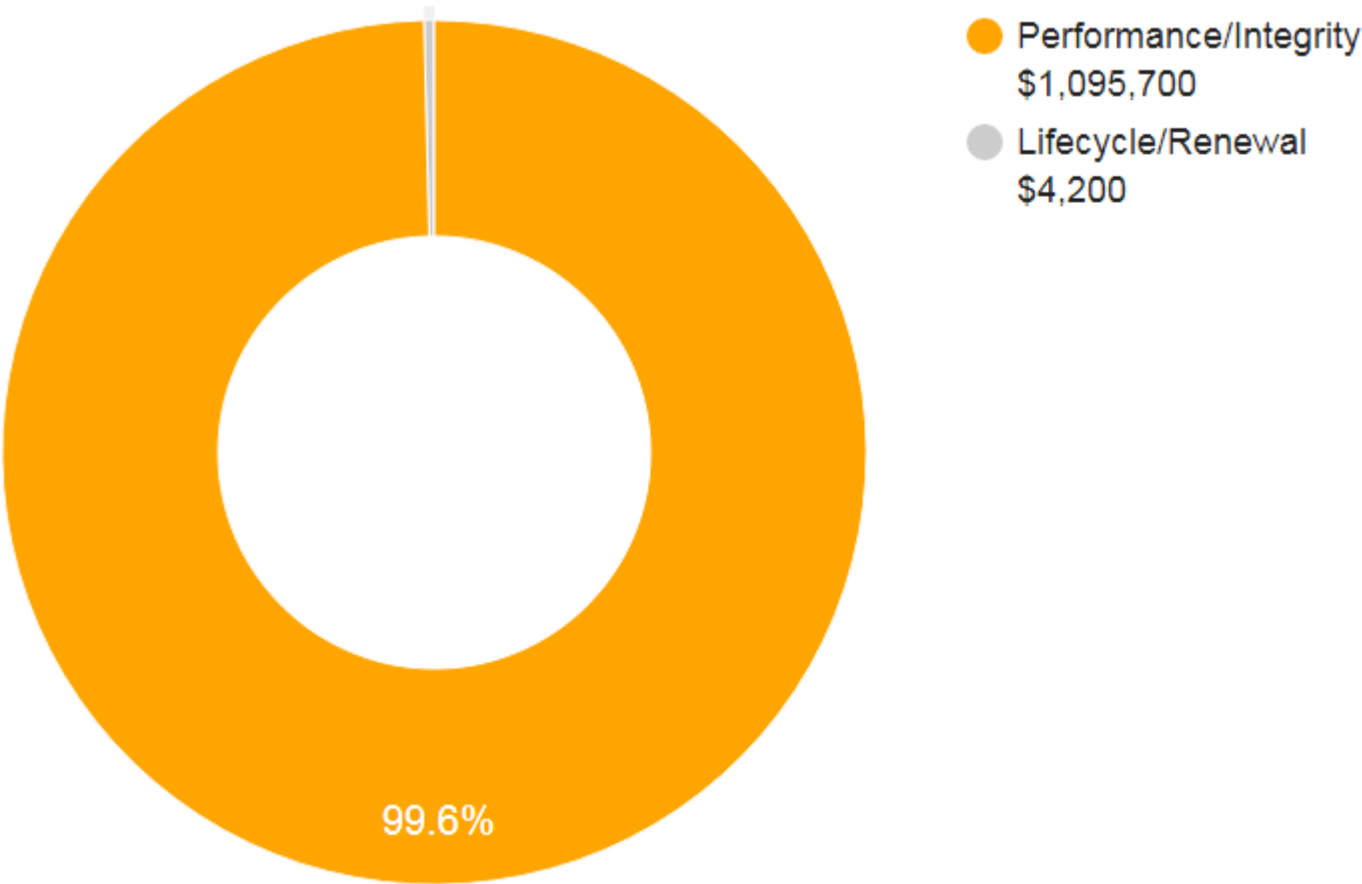
|                              |                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| <b>Environmental</b>         | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |
| <b>Retrofit/Adaptation</b>   | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |

Plan Type Descriptions

Lifecycle/Renewal

Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$1,099,900

## 2. General Park Summary



| General Site Information     |                                                                                       |          |           |
|------------------------------|---------------------------------------------------------------------------------------|----------|-----------|
| Asset                        | Description                                                                           | Quantity | Condition |
| Signage                      | Guide and directional pole mounted                                                    | 2 EA     | Fair      |
| Bollard                      | Metal                                                                                 | 15 EA    | Fair      |
| Trash Receptacle             | Medium-Duty, Metal                                                                    | 1 EA     | Fair      |
| Landscaping and Topography   | Heavy landscaping features<br>Irrigation not present<br>Severe site slopes throughout |          |           |
| On-Site Vehicular Paving     | Asphalt parking area                                                                  |          |           |
| Pedestrian paving and Trails | Asphalt pathways                                                                      |          |           |
| On-Site Amenities            | Benches and retaining wall                                                            |          |           |
| Ancillary Buildings          | None                                                                                  |          |           |
| Fields and Lots              | Unimproved play fields                                                                |          |           |

General Site Information

|                         |                                                                                                               |
|-------------------------|---------------------------------------------------------------------------------------------------------------|
| Accessibility           | Presently it does not appear an accessibility study is needed for the general site areas.                     |
| Key Issues and Findings | Major depressions and cracks found throughout the sidewalk and vegetation and algae growth all over the park. |

### 3. Property Space Use and Observed Areas

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#### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.



## 4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

## Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.



## 7. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Waterboard Park, 200 South John Adams Street, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Rashad Alnial,  
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|   |                                 |
|---|---------------------------------|
| 1 | ENTRANCE (WATERBOARD PARK ROAD) |
|---|---------------------------------|



|   |                              |
|---|------------------------------|
| 2 | ENTRANCE (JOHN ADAMS STREET) |
|---|------------------------------|



|   |       |
|---|-------|
| 3 | TRAIL |
|---|-------|



|   |            |
|---|------------|
| 4 | PARK BENCH |
|---|------------|

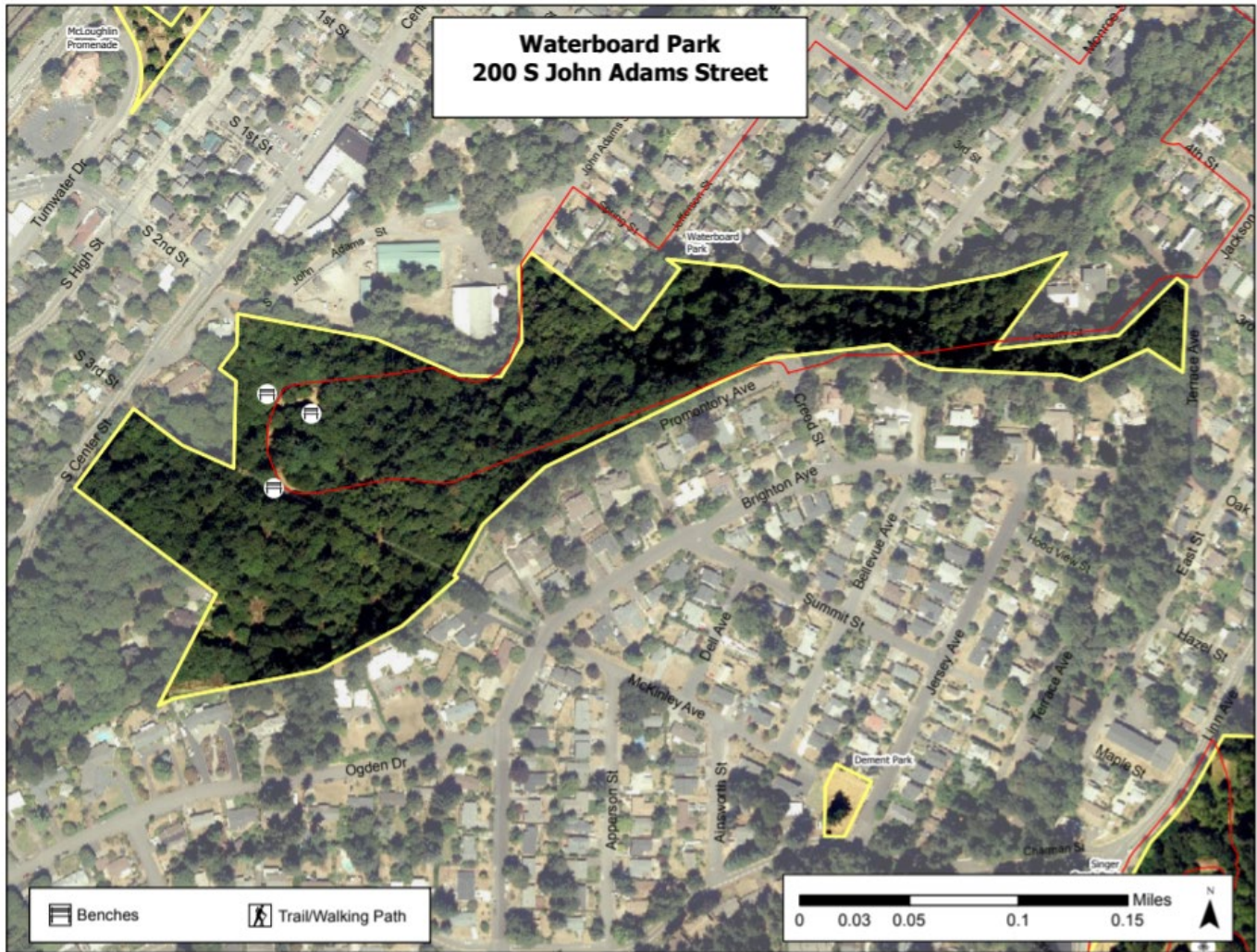


|   |                                     |
|---|-------------------------------------|
| 5 | OVERVIEW OF ACCESSIBLE PARKING AREA |
|---|-------------------------------------|



|   |                  |
|---|------------------|
| 6 | ASPHALT SIDEWALK |
|---|------------------|





|  | Project Number        | Project Name    |  |
|-------------------------------------------------------------------------------------|-----------------------|-----------------|---------------------------------------------------------------------------------------|
|                                                                                     | 148392.21R000-039.017 | Waterboard Park |                                                                                       |
|                                                                                     | Source                | On-Site Date    |                                                                                       |
|                                                                                     | Orcity.org            | March 24, 2021  |                                                                                       |

## PRE-SURVEY QUESTIONNAIRE

|                                                 |                          |
|-------------------------------------------------|--------------------------|
| <b>Name of Person Completing Questionnaire:</b> | N/A - Not returned to BV |
| <b>Association with Property:</b>               |                          |
| <b>Length of Association with Property:</b>     |                          |
| <b>Date Completed:</b>                          |                          |
| <b>Phone Number:</b>                            |                          |
| <b>Property Name:</b>                           |                          |
| <b>EMG Project Number:</b>                      |                          |

| Inspections |                                      | Date Last Inspected | List any Outstanding Repairs Required |
|-------------|--------------------------------------|---------------------|---------------------------------------|
| 1           | Elevators                            |                     |                                       |
| 2           | HVAC, Mechanical, Electric, Plumbing |                     |                                       |
| 3           | Life-Safety/Fire                     |                     |                                       |
| 4           | Roofs                                |                     |                                       |

| Question |                                                                                                                                              | Response |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 5        | List any major capital improvement within the last three years.                                                                              |          |
| 6        | List any major capital expenditures planned for the next year.                                                                               |          |
| 7        | What is the age of the roof(s)?                                                                                                              |          |
| 8        | What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace? |          |

| Question |                                                                                                | Yes | No | Unk | N/A | Comments |
|----------|------------------------------------------------------------------------------------------------|-----|----|-----|-----|----------|
| 9        | Are there any unresolved building, fire, or zoning code issues?                                |     |    |     |     |          |
| 10       | Are there any "down" or unusable units?                                                        |     |    |     |     |          |
| 11       | Are there any problems with erosion, stormwater drainage or areas of paving that do not drain? |     |    |     |     |          |
| 12       | Is the property served by a private water well?                                                |     |    |     |     |          |
| 13       | Is the property served by a private septic system or other waste treatment systems?            |     |    |     |     |          |
| 14       | Are there any problems with foundations or structures?                                         |     |    |     |     |          |
| 15       | Is there any water infiltration in basements or crawl spaces?                                  |     |    |     |     |          |
| 16       | Are there any wall, or window leaks?                                                           |     |    |     |     |          |
| 17       | Are there any roof leaks?                                                                      |     |    |     |     |          |
| 18       | Is the roofing covered by a warranty or bond?                                                  |     |    |     |     |          |
| 19       | Are there any poorly insulated areas?                                                          |     |    |     |     |          |
| 20       | Is Fire Retardant Treated (FRT) plywood used?                                                  |     |    |     |     |          |

| PRE-SURVEY QUESTIONNAIRE |                                                                                    |     |    |     |     |          |
|--------------------------|------------------------------------------------------------------------------------|-----|----|-----|-----|----------|
|                          | Question                                                                           | Yes | No | Unk | N/A | Comments |
| 21                       | Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used? |     |    |     |     |          |
| 22                       | Are there any problems with the utilities, such as inadequate capacities?          |     |    |     |     |          |
| 23                       | Are there any problems with the landscape irrigation systems?                      |     |    |     |     |          |
| 24                       | Has a termite/wood boring insect inspection been performed within the last year?   |     |    |     |     |          |
| 25                       | Do any of the HVAC systems use R-11, 12, or 22 refrigerants?                       |     |    |     |     |          |
| 26                       | Has any part of the property ever contained visible suspect mold growth?           |     |    |     |     |          |
| 27                       | Is there a mold Operations and Maintenance Plan?                                   |     |    |     |     |          |
| 28                       | Have there been indoor air quality or mold related complaints from tenants?        |     |    |     |     |          |
| 29                       | Is polybutylene piping used?                                                       |     |    |     |     |          |
| 30                       | Are there any plumbing leaks or water pressure problems?                           |     |    |     |     |          |
| 31                       | Are there any leaks or pressure problems with natural gas service?                 |     |    |     |     |          |
| 32                       | Does any part of the electrical system use aluminum wiring?                        |     |    |     |     |          |
| 33                       | Do Residential units have a less than 60-Amp service?                              |     |    |     |     |          |
| 34                       | Do Commercial units have less than 200-Amp service?                                |     |    |     |     |          |
| 35                       | Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?           |     |    |     |     |          |
| 36                       | Is there any pending litigation concerning the property?                           |     |    |     |     |          |
| 37                       | Has the management previously completed an ADA review?                             |     |    |     |     |          |
| 38                       | Have any ADA improvements been made to the property?                               |     |    |     |     |          |
| 39                       | Does a Barrier Removal Plan exist for the property?                                |     |    |     |     |          |
| 40                       | Has the Barrier Removal Plan been approved by an arms-length third party?          |     |    |     |     |          |
| 41                       | Has building ownership or management received any ADA related complaints?          |     |    |     |     |          |
| 42                       | Does elevator equipment require upgrades to meet ADA standards?                    |     |    |     |     |          |
| 43                       | Are there any problems with exterior lighting?                                     |     |    |     |     |          |
| 44                       | Are there any other significant issues/hazards with the property?                  |     |    |     |     |          |



| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Waterboard Park

BV Project Number: 148392.21R000-039.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | X  |    |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | X  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     |    | X  |          |

## Abbreviated Accessibility Checklist

## Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does the required number of standard ADA designated spaces appear to be provided ?          | ✗   |    |    |          |
| 2        | Does the required number of van-accessible designated spaces appear to be provided ?        | ✗   |    |    |          |
| 3        | Are accessible spaces on the shortest accessible route to an accessible building entrance ? | ✗   |    |    |          |
| 4        | Does parking signage include the International Symbol of Accessibility ?                    | ✗   |    |    |          |
| 5        | Does each accessible space have an adjacent access aisle ?                                  | ✗   |    |    |          |
| 6        | Do parking spaces and access aisles appear to be relatively level and without obstruction ? | ✗   |    |    |          |

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

| Question |                                                                                                                                                                            | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?                                       | ✗   |    |    |          |
| 2        | Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ? | ✗   |    |    |          |
| 3        | Are curb ramps present at transitions through raised curbs on all accessible routes?                                                                                       | ✗   |    |    |          |
| 4        | Do curb ramps appear to have compliant slopes for all components ?                                                                                                         | ✗   |    |    |          |
| 5        | Do ramp runs on an accessible route appear to have compliant slopes ?                                                                                                      |     |    | ✗  |          |
| 6        | Do ramp runs on an accessible route appear to have a compliant rise and width ?                                                                                            |     |    | ✗  |          |

|   |                                                                                          |  |  |   |  |
|---|------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? |  |  | × |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |  |  | × |  |



# Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

| Question |                                                                                                     | Yes | No | NA | Comments |
|----------|-----------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do a sufficient number of accessible entrances appear to be provided ?                              |     |    | ×  |          |
| 2        | If the main entrance is not accessible, is an alternate accessible entrance provided?               |     |    | ×  |          |
| 3        | Is signage provided indicating the location of alternate accessible entrances ?                     |     |    | ×  |          |
| 4        | Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ? |     |    | ×  |          |
| 5        | Do doors at accessible entrances appear to have compliant hardware ?                                |     |    | ×  |          |
| 6        | Do doors at accessible entrances appear to have a compliant clear opening width ?                   |     |    | ×  |          |

|   |                                                                                                       |  |  |   |  |
|---|-------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ? |  |  | × |  |
| 8 | Do thresholds at accessible entrances appear to have a compliant height ?                             |  |  | × |  |

## Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

| Question |                                                                                        | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does an accessible route appear to connect all public areas inside the building ?      |     |    | ✗  |          |
| 2        | Do accessible routes appear free of obstructions and/or protruding objects ?           |     |    | ✗  |          |
| 3        | Do ramps on accessible routes appear to have compliant slopes ?                        |     |    | ✗  |          |
| 4        | Do ramp runs on an accessible route appear to have a compliant rise and width ?        |     |    | ✗  |          |
| 5        | Do ramps on accessible routes appear to have compliant end and intermediate landings ? |     |    | ✗  |          |
| 6        | Do ramps on accessible routes appear to have compliant handrails ?                     |     |    | ✗  |          |

|    |                                                                                                                       |  |  |   |  |
|----|-----------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7  | Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ? |  |  | X |  |
| 8  | Do public transaction areas have an accessible, lowered service counter section ?                                     |  |  | X |  |
| 9  | Do public telephones appear mounted with an accessible height and location ?                                          |  |  | X |  |
| 10 | Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?             |  |  | X |  |
| 11 | Do doors at interior accessible routes appear to have compliant hardware ?                                            |  |  | X |  |
| 12 | Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?  |  |  | X |  |
| 13 | Do doors on interior accessible routes appear to have a compliant clear opening width ?                               |  |  | X |  |

## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |



|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms

NA

NA

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?         |     |    | ✗  |          |
| 2        | Does the lavatory appear to be mounted at a compliant height and with compliant knee area ? |     |    | ✗  |          |
| 3        | Does the lavatory faucet have compliant handles ?                                           |     |    | ✗  |          |
| 4        | Is the plumbing piping under lavatories configured to protect against contact ?             |     |    | ✗  |          |
| 5        | Are grab bars provided at compliant locations around the toilet ?                           |     |    | ✗  |          |
| 6        | Do toilet stall doors appear to provide the minimum compliant clear width ?                 |     |    | ✗  |          |

|   |                                                                                                                                                                        |  |  |   |  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do toilet stalls appear to provide the minimum compliant clear floor area ?                                                                                            |  |  | × |  |
| 8 | Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ? |  |  | × |  |
| 9 | Do accessories and mirrors appear to be mounted at a compliant height ?                                                                                                |  |  | × |  |

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes

NA

NA

| Question |                                                                                                         | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ? |     |    | ×  |          |
| 2        | Are the appliances centered for a parallel or forward approach with adequate clear floor space ?        |     |    | ×  |          |
| 3        | Is there an accessible countertop/preparation space of proper width and height ?                        |     |    | ×  |          |
| 4        | Is there an accessible sink space of proper width and height ?                                          |     |    | ×  |          |
| 5        | Does the sink faucet have compliant handles ?                                                           |     |    | ×  |          |
| 6        | Is the plumbing piping under the sink configured to protect against contact ?                           |     |    | ×  |          |

|   |                                                                                                                     |  |  |   |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? |  |  | × |  |
|---|---------------------------------------------------------------------------------------------------------------------|--|--|---|--|



## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools

NA

NA

| Question |                                                                         | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is there an accessible route to the play area / s?                      |     |    | ✗  |          |
| 2        | Has the play area been reviewed for accessibility ?                     |     |    | ✗  |          |
| 3        | Are publicly accessible swimming pools equipped with an entrance lift ? |     |    | ✗  |          |

| UF L3 Code                   | Location | Condition | Asset/Component/Repair                                                    | Quantity | RUL | ID      |
|------------------------------|----------|-----------|---------------------------------------------------------------------------|----------|-----|---------|
| Pedestrian Plazas & Walkways |          |           |                                                                           |          |     |         |
| G2020                        | Site     | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                           | 6,000 SF | 15  | 2948558 |
| G2030                        | Site     | Fair      | Sidewalk, Asphalt                                                         | 8,000 SF | 5   | 2948563 |
| G2030                        | Site     | Poor      | Sidewalk, Asphalt, Overlay                                                | 2,000 SF | 1   | 2948562 |
| Sitework                     |          |           |                                                                           |          |     |         |
| G2060                        | Site     | Fair      | Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install | 2        | 10  | 2948561 |
| G2060                        | Site     | Fair      | Bollard, Concrete or Metal                                                | 15       | 20  | 2948560 |
| G2060                        | Site     | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                            | 1        | 10  | 2948559 |
| G2060                        | Site     | Fair      | Park Bench, Wood/Composite/Fiberglass                                     | 3        | 5   | 2948557 |
| G2060                        | Site     | Fair      | Retaining Wall, Brick/Stone                                               | 300 SF   | 20  | 2948556 |

Replacement Reserves Report  
Waterboard Park

7/15/2021

| ID                                                      | Location Description | Cost Description                                        | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal  | 2021 | 2022 | 2023        | 2024 | 2025 | 2026    | 2027 | 2028 | 2029 | 2030 | 2031    | 2032 | 2033 | 2034 | 2035 | 2036     | 2037 | 2038 | 2039 | 2040     | 2041      | Deficiency<br>Repair<br>Estimate |
|---------------------------------------------------------|----------------------|---------------------------------------------------------|----------------|------|-----|----------|------|-------------|-----------|------|------|-------------|------|------|---------|------|------|------|------|---------|------|------|------|------|----------|------|------|------|----------|-----------|----------------------------------|
| <a href="#">2948558</a>                                 | Throughout Park      | Parking Lots, Pavement, Asphalt, Mill & Overlay         | 25             | 10   | 15  | 6000     | SF   | \$4.55      | \$27,300  |      |      |             |      |      |         |      |      |      |      |         |      |      |      |      | \$27,300 |      |      |      |          |           | \$27,300                         |
| <a href="#">2948563</a>                                 | Throughout Park      | Walkway Paths, Asphalt, Replace                         | 25             | 23   | 2   | 8000     | SF   | \$7.15      | \$57,200  |      |      | \$57,200    |      |      |         |      |      |      |      |         |      |      |      |      |          |      |      |      |          |           | \$57,200                         |
| <a href="#">3147550</a>                                 | Throughout Park      | Trail Surface, Natural, Soil Stabilization, Replace     | 10             | 8    | 2   | 6700     | SF   | \$145.60    | \$975,520 |      |      | \$975,520   |      |      |         |      |      |      |      |         |      |      |      |      |          |      |      |      |          |           | \$975,520                        |
| <a href="#">2948557</a>                                 | Throughout Park      | Park Bench, Wood/Composite/Fiberglass, Replace          | 20             | 15   | 5   | 3        | EA   | \$780.00    | \$2,340   |      |      |             |      |      | \$2,340 |      |      |      |      |         |      |      |      |      |          |      |      |      |          |           | \$2,340                          |
| <a href="#">2948559</a>                                 | Throughout Park      | Trash Receptacle, Medium-Duty Metal or Precast, Replace | 20             | 10   | 10  | 1        | EA   | \$1,105.00  | \$1,105   |      |      |             |      |      |         |      |      |      |      | \$1,105 |      |      |      |      |          |      |      |      |          |           | \$1,105                          |
| <a href="#">2948556</a>                                 | Throughout Park      | Retaining Wall, Brick/Stone, Replace                    | 40             | 20   | 20  | 300      | SF   | \$182.00    | \$54,600  |      |      |             |      |      |         |      |      |      |      |         |      |      |      |      |          |      |      |      | \$54,600 |           | \$54,600                         |
| <a href="#">2948560</a>                                 | Throughout Park      | Bollard, Concrete or Metal, Replace                     | 30             | 10   | 20  | 15       | EA   | \$1,300.00  | \$19,500  |      |      |             |      |      |         |      |      |      |      |         |      |      |      |      |          |      |      |      | \$19,500 |           | \$19,500                         |
| Totals, Unescalated                                     |                      |                                                         |                |      |     |          |      |             |           | \$0  | \$0  | \$1,032,720 | \$0  | \$0  | \$2,340 | \$0  | \$0  | \$0  | \$0  | \$1,105 | \$0  | \$0  | \$0  | \$0  | \$27,300 | \$0  | \$0  | \$0  | \$0      | \$74,100  | \$1,137,565                      |
| Totals, Escalated (3.0% inflation, compounded annually) |                      |                                                         |                |      |     |          |      |             |           | \$0  | \$0  | \$1,095,613 | \$0  | \$0  | \$2,713 | \$0  | \$0  | \$0  | \$0  | \$1,485 | \$0  | \$0  | \$0  | \$0  | \$42,533 | \$0  | \$0  | \$0  | \$0      | \$133,833 | \$1,276,176                      |


**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

**City of Oregon City**  
625 Center Street  
Oregon City, Oregon 97045  
Kendall Reid



Wesley Lynn Park  
12901 Frontier Parkway  
Oregon City, Oregon 97045

## PREPARED BY:

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800.733.0660  
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## BV PROJECT #:

148392.21R000-040.017

## DATE OF REPORT:

July 18, 2021

## ON SITE DATE:

April 7, 2021

# 1. Executive Summary

## Park Overview and Assessment Details

| General Information               |                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Type                     | Community park                                                                                                                                               |
| Main Address                      | 12901 Frontier Parkway, Oregon City, Oregon 97045                                                                                                            |
| Site Developed                    | 2005 (Determined from historical Google Earth imagery)                                                                                                       |
| Lot Size                          | 12.61 acres (from Property Record)                                                                                                                           |
| Number of Substantial Buildings   | 1                                                                                                                                                            |
| Parking Spaces                    | 61 total spaces all in open lots; 3 of which are accessible                                                                                                  |
| Date(s) of Visit                  | April 7, 2021                                                                                                                                                |
| Management Point of Contact       | Denise Conrad<br>Asst. Parks and Recreation Director<br>503.496.1565<br><a href="mailto:dconrad@orccity.org">dconrad@orccity.org</a>                         |
| On-site Point of Contact (POC)    | N/A, the on-site inspection was performed without the assistance of a POC.                                                                                   |
| Assessment and Report Prepared By | Rashad Alnial and Ethan Abeles                                                                                                                               |
| Reviewed By                       | Tammy Prusa, Technical Report Reviewer for,<br>Jim Cave<br>Program Manager<br><a href="mailto:Jim.Cave@bvna.com">Jim.Cave@bvna.com</a><br>800.733.0660 x6554 |
| AssetCalc Link                    | Full dataset for this assessment can be found at:<br><a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>                                     |



## Park Findings and Deficiencies

### Historical Summary

According to Google Earth historical imagery the Park was constructed on a previously undeveloped site in 2005. It has been used as a popular community park since that time.

### Architectural

The only buildings in the park are a restroom structure, a simple storage building, and a picnic shelter with an area for food preparation and grilling. The restroom building consists of a wood and stone veneer façade with a metal roof and steel doors. The storage building is a prefabricated structure with ribbed metal siding and roofing. The picnic shelter is an open-air, wood-framed structure with a metal roof. All the structures appear to be well-maintained, and no deficiencies were identified.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

There is very little in the way of MEPF equipment in the park. The restroom building contains the plumbing fixtures and infrastructure consistent with seasonal use where no hot water is present. The building also has both interior and exterior lighting. No fire alarm or suppression elements or HVAC equipment was observed.

### Site & Amenities

Wesley Lynn Park is situated near the Gaffney Lane, Hillendale, and Tower Vista neighborhoods in Oregon City. The park contains softball diamonds, soccer fields, walking paths, a playground, a picnic/BBQ area, and a parking lot. Most of the assets and amenities in the park are approximately 15 years old and were observed to be in satisfactory condition.

### Recommended Additional Studies

No additional studies recommended at this time.

The chart below breaks down the dollars by system type and groups individual years into time ranges.

## Systems Expenditure Forecast

| Systems Expenditure Forecast |           |                        |                       |                       |                         |                    |
|------------------------------|-----------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System                       | Immediate | Short Term<br>(1-2 yr) | Near Term<br>(3-5 yr) | Med Term<br>(6-10 yr) | Long Term<br>(11-20 yr) | TOTAL              |
| Facade                       | -         | \$2,344                | \$6,329               | \$5,595               | \$8,506                 | \$22,774           |
| Roofing                      | -         | -                      | -                     | -                     | \$3,098                 | \$3,098            |
| Interiors                    | -         | -                      | \$3,842               | -                     | \$5,164                 | \$9,006            |
| Plumbing                     | -         | \$9,930                | -                     | -                     | \$34,569                | \$44,499           |
| Equipment & Furnishings      | -         | -                      | -                     | -                     | -                       | -                  |
| Special Construction & Demo  | -         | -                      | -                     | -                     | \$120,097               | \$120,097          |
| Site Pavement                | -         | \$21,721               | -                     | \$40,904              | \$574,355               | \$636,980          |
| Site Development             | -         | \$19,789               | \$37,154              | \$101,332             | \$244,757               | \$403,032          |
| Site Utilities               | -         | -                      | -                     | \$41,930              | \$1,620                 | \$43,550           |
| <b>TOTALS</b>                | <b>-</b>  | <b>\$53,800</b>        | <b>\$47,400</b>       | <b>\$189,800</b>      | <b>\$992,200</b>        | <b>\$1,283,200</b> |

## Immediate Needs

Not applicable, no immediate needs were identified

## Key Findings



### Drinking Fountain in Poor condition.

Exterior/Site, Precast Pedestal  
Wesley Lynn Park Site

Unifomat Code: D2016  
Recommendation: **Replace in 2023**

Priority Score: **83.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$9,400

\$\$\$\$

Drinking fountain not operational. - AssetCALC ID: 2967285



### Exterior Door in Poor condition.

Wood, Solid-Core  
Wesley Lynn Park Storage

Unifomat Code: B2051  
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Bottoms of doors water damaged - AssetCALC ID: 2967309



### Picnic Table in Poor condition.

Wood  
Wesley Lynn Park Dog Park

Unifomat Code: G2062  
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Picnic tables are worn out. - AssetCALC ID: 2967291



### Park Bench in Poor condition.

Wood/Composite/Fiberglass  
Wesley Lynn Park Playground

Unifomat Code: G2062  
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,300

\$\$\$\$

Park benches are worn out and needs to be replaced in the near future. - AssetCALC ID: 2967292



**Park Bench in Poor condition.**

Wood  
Wesley Lynn Park Dog Park

Uniformat Code: G2062  
Recommendation: **Replace in 2023**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Bench is worn out. - AssetCALC ID: 2967303

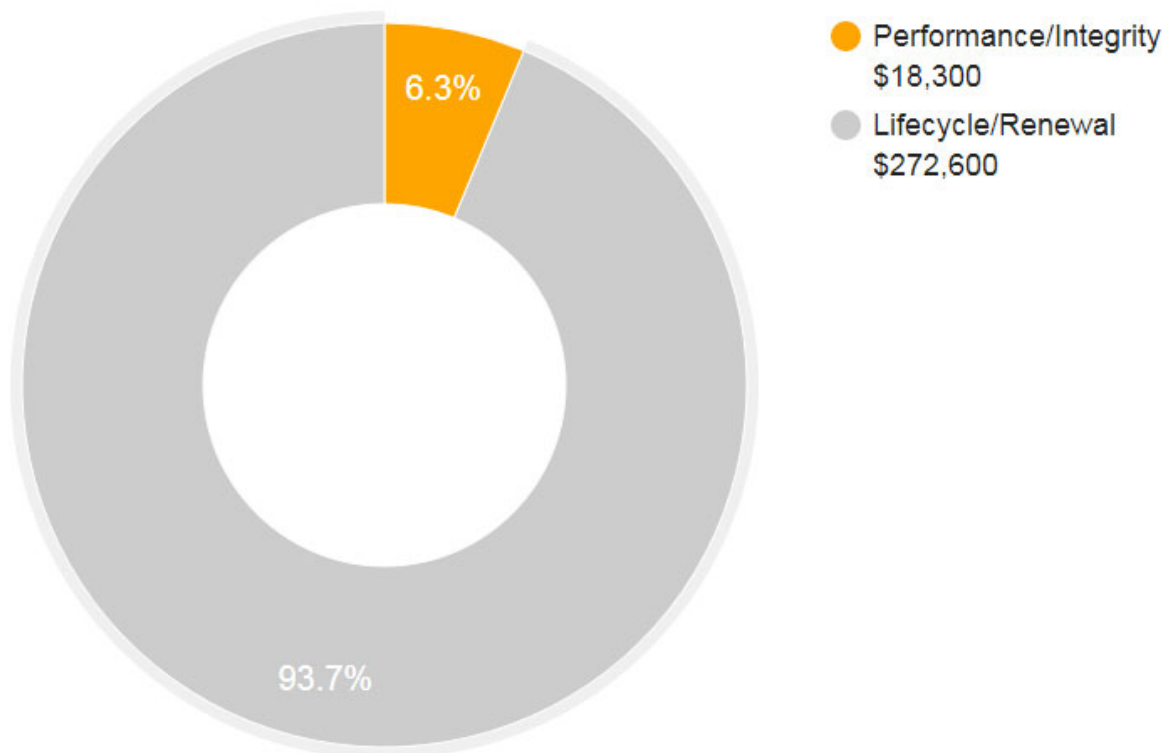
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance.

### Plan Type Descriptions

|                              |                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Safety</b>                | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| <b>Performance/Integrity</b> | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.    |
| <b>Accessibility</b>         | Does not meet ADA, UFAS, and/or other accessibility requirements.                                                                                       |
| <b>Environmental</b>         | Improvements to air, water, or soil quality, including removal of hazardous materials from the site.                                                    |
| <b>Retrofit/Adaptation</b>   | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.                |
| <b>Lifecycle/Renewal</b>     | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.          |

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$290,900**



## 2. Restroom Building



### Restroom Building: Systems Summary

|                       |                                                                                                                                   |           |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------|
| Address               | 12901 Frontier Parkway, Oregon City, Oregon                                                                                       |           |
| Constructed/Renovated | 2005                                                                                                                              |           |
| Building Size         | 1,700 SF                                                                                                                          |           |
| Number of Stories     | 1                                                                                                                                 |           |
| System                | Description                                                                                                                       | Condition |
| Structure             | Masonry bearing walls and wood-framed roofs                                                                                       | Good      |
| Façade                | Stone veneer and stained wood siding with steel doors                                                                             | Good      |
| Roof                  | Primary: Gable construction with metal finish                                                                                     | Good      |
| Interiors             | Walls: Ceramic tile<br>Floors: Painted concrete<br>Ceilings: Unfinished/exposed                                                   | Fair      |
| Elevators             | None                                                                                                                              | --        |
| Plumbing              | Copper supply and cast-iron waste & venting<br>No hot water<br>Stainless toilets and sinks in all restrooms; Urinal in men's room | Fair      |

## Restroom Building: Systems Summary

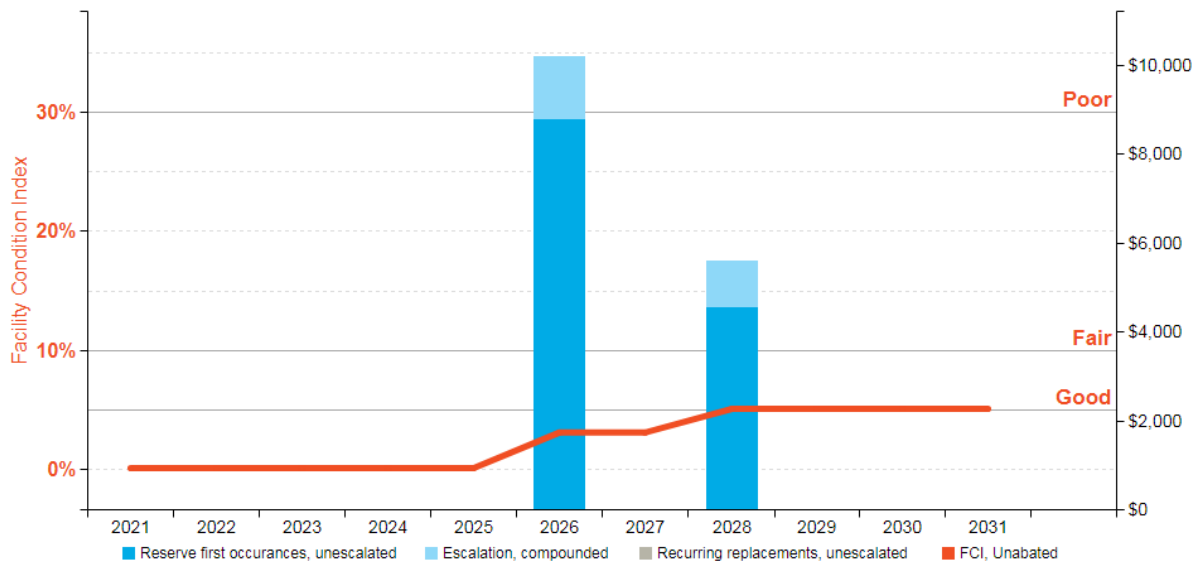
|                                |                                                                                                                                            |      |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>HVAC</b>                    | None                                                                                                                                       | --   |
| <b>Fire Suppression</b>        | Hydrants                                                                                                                                   | Good |
| <b>Electrical</b>              | Source and Distribution: Main panel with copper wiring<br>Interior Lighting: T-8<br>Emergency: None                                        | Fair |
| <b>Fire Alarm</b>              | None                                                                                                                                       | --   |
| <b>Equipment/Special</b>       | None                                                                                                                                       | --   |
| <b>Accessibility</b>           | Presently it does not appear an accessibility study is needed for this building.                                                           |      |
| <b>Key Issues and Findings</b> | Simple restroom structure is generally in satisfactory condition with no immediate needs or deficiencies identified during the assessment. |      |

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

## Restroom Building: Needs by Year with Unaddressed FCI Over Time

### FCI Analysis: Wesley Lynn Park Restrooms

Replacement Value: \$ 350,000; Inflation rate: 3.0%



### 3. General Park Summary



| General Site Information   |                                                                                                  |          |           |
|----------------------------|--------------------------------------------------------------------------------------------------|----------|-----------|
| Asset                      | Description                                                                                      | Quantity | Condition |
| Play Structures            | Swing sets and multi-purpose                                                                     | 3 EA     | Fair      |
| Gazebos                    | Metal and wood framed                                                                            | 2,150 SF | Fair      |
| Signage                    | Property Sign                                                                                    | 4 EA     | Fair      |
| Sports Apparatus           | Basketball pole and rim, dugout, scoreboard, and soccer goal                                     | 12 EA    | Fair      |
| Trash Receptacle           | Medium-Duty, Metal                                                                               | 4 EA     | Good      |
| Bike Rack                  | Singe-loop                                                                                       | 5 EA     | Good      |
| Drinking Fountain          | Metal Pedestal                                                                                   | 2 EA     | Poor      |
| Bleachers                  | Metal                                                                                            | 2 EA     | Fair      |
| Landscaping and Topography | Limited landscaping features<br>Irrigation not present<br>Low to moderate site slopes throughout |          |           |

## General Site Information

|                                     |                                                                                                                                                                                                                                   |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>On-Site Vehicular Paving</b>     | Asphalt parking area and drive lanes with concrete curbs and parking curbs                                                                                                                                                        |
| <b>Pedestrian paving and Trails</b> | Concrete sidewalks and asphalt walkways                                                                                                                                                                                           |
| <b>On-Site Amenities</b>            | Chain link fencing, picnic tables, benches, grills, bleachers, playground equipment, trash receptacles                                                                                                                            |
| <b>Ancillary Buildings</b>          | Picnic shelters, shade shelter, and a storage building                                                                                                                                                                            |
| <b>Fields and Lots</b>              | Unimproved play fields; Baseball fields with natural turf, backstops, dugouts and fencing; Soccer fields with natural turf and movable goals; Playgrounds with wood chips play surfaces, play structures, and other play elements |
| <b>Storm Water Management</b>       | Surface drainage to developed and undeveloped surroundings                                                                                                                                                                        |
| <b>Accessibility</b>                | Presently it does not appear an accessibility study is needed for the general site areas.                                                                                                                                         |
| <b>Key Issues and Findings</b>      | Limited number of degraded benches and picnic tables, aged drinking fountains.                                                                                                                                                    |

## 4. Property Space Use and Observed Areas

---

### Areas Observed

All of the park areas were observed in order to gain a clear understanding of the condition of the park and amenities. The interiors of the buildings in scope were also observed.

### Key Spaces Not Observed

All key areas of the property were accessible and observed.



## 5. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the tables that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

The park was originally constructed in approximately 2005. The park does not appear to have been substantially renovated. The following table summarizes the accessibility conditions of the general site and at each major building within the park:

| Park: Accessibility Summary |            |                       |                                 |
|-----------------------------|------------|-----------------------|---------------------------------|
| Facility                    | Year Built | Prior Study Provided? | Major/Moderate Issues Observed? |
| Restroom Building           | 2005       | No                    | No                              |
| General Park                | 2005       | No                    | No                              |

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 6. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Excellent</b>      | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                                                                             |
| <b>Good</b>           | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.                                                                                                                                                                                                                                               |
| <b>Fair</b>           | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.                                                                                                                                                                      |
| <b>Poor</b>           | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| <b>Failed</b>         | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Not Applicable</b> | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.



## Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning systems or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 8. Certification

The City of Oregon City (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Wesley Lynn Park, 12901 Frontier Parkway, Oregon City, Oregon 97045, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Rashad Alnial and Ethan Abeles,  
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1

RESTROOM FRONT ELEVATION



2

RESTROOM LEFT ELEVATION



3

RESTROOM REAR ELEVATION



4

RESTROOM RIGHT ELEVATION



5

PICNIC SHELTER



6

STORAGE BUILDING





7

SHADE STRUCTURE



8

PARKING AREA



9

ACCESSIBLE PARKING STALLS



10

ACCESSIBLE PATH OF TRAVEL



11

WALKWAYS



12

CONCRETE SIDEWALK



13

BASEBALL FIELD NORTH



14

BASEBALL FIELD SOUTH



15

SOCCER FIELD NORTH



16

SOCCER FIELD SOUTH



17

PLAYGROUND



18

DOG PARK





19

PROPERTY SIGNAGE



20

BLEACHERS



21

SCOREBOARD



22

DRINKING FOUNTAIN



23

BIKE RACK



24

PICNIC TABLE



25

PARK BENCH



26

TRASH RECEPTACLE



27

PICNIC GRILL



28

POLE LIGHT



29

RESTROOM INTERIOR



30

ACCESSIBLE TOILET STALL



# Site Plan



|  <p><b>BUREAU VERITAS</b></p> | Project Number        | Project Name     |  <p>N</p> |
|------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|------------------------------------------------------------------------------------------------|
|                                                                                                                  | 148392.21R000-040.017 | Wesley Lynn Park |                                                                                                |
|                                                                                                                  | Source                | On-Site Date     |                                                                                                |
|                                                                                                                  | Client                | April 7, 2021    |                                                                                                |



Site Plan



|                                                                                                                  |                       |                     |                                                                                                   |
|------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|---------------------------------------------------------------------------------------------------|
| <br><b>BUREAU<br/>VERITAS</b> | <b>Project Number</b> | <b>Project Name</b> | <br><b>N</b> |
|                                                                                                                  | 148392.21R000-040.017 | Wesley Lynn Park    |                                                                                                   |
|                                                                                                                  | <b>Source</b>         | <b>On-Site Date</b> |                                                                                                   |
|                                                                                                                  | Google Earth          | April 7, 2021       |                                                                                                   |

## PRE-SURVEY QUESTIONNAIRE

|                                                 |                          |
|-------------------------------------------------|--------------------------|
| <b>Name of Person Completing Questionnaire:</b> | N/A - Not returned to BV |
| <b>Association with Property:</b>               |                          |
| <b>Length of Association with Property:</b>     |                          |
| <b>Date Completed:</b>                          |                          |
| <b>Phone Number:</b>                            |                          |
| <b>Property Name:</b>                           |                          |
| <b>EMG Project Number:</b>                      |                          |

| Inspections |                                      | Date Last Inspected | List any Outstanding Repairs Required |
|-------------|--------------------------------------|---------------------|---------------------------------------|
| 1           | Elevators                            |                     |                                       |
| 2           | HVAC, Mechanical, Electric, Plumbing |                     |                                       |
| 3           | Life-Safety/Fire                     |                     |                                       |
| 4           | Roofs                                |                     |                                       |

| Question |                                                                                                                                              | Response |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 5        | List any major capital improvement within the last three years.                                                                              |          |
| 6        | List any major capital expenditures planned for the next year.                                                                               |          |
| 7        | What is the age of the roof(s)?                                                                                                              |          |
| 8        | What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace? |          |

| Question |                                                                                                | Yes | No | Unk | N/A | Comments |
|----------|------------------------------------------------------------------------------------------------|-----|----|-----|-----|----------|
| 9        | Are there any unresolved building, fire, or zoning code issues?                                |     |    |     |     |          |
| 10       | Are there any "down" or unusable units?                                                        |     |    |     |     |          |
| 11       | Are there any problems with erosion, stormwater drainage or areas of paving that do not drain? |     |    |     |     |          |
| 12       | Is the property served by a private water well?                                                |     |    |     |     |          |
| 13       | Is the property served by a private septic system or other waste treatment systems?            |     |    |     |     |          |
| 14       | Are there any problems with foundations or structures?                                         |     |    |     |     |          |
| 15       | Is there any water infiltration in basements or crawl spaces?                                  |     |    |     |     |          |
| 16       | Are there any wall, or window leaks?                                                           |     |    |     |     |          |
| 17       | Are there any roof leaks?                                                                      |     |    |     |     |          |
| 18       | Is the roofing covered by a warranty or bond?                                                  |     |    |     |     |          |
| 19       | Are there any poorly insulated areas?                                                          |     |    |     |     |          |
| 20       | Is Fire Retardant Treated (FRT) plywood used?                                                  |     |    |     |     |          |



| PRE-SURVEY QUESTIONNAIRE |                                                                                    |     |    |     |     |          |
|--------------------------|------------------------------------------------------------------------------------|-----|----|-----|-----|----------|
|                          | Question                                                                           | Yes | No | Unk | N/A | Comments |
| 21                       | Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used? |     |    |     |     |          |
| 22                       | Are there any problems with the utilities, such as inadequate capacities?          |     |    |     |     |          |
| 23                       | Are there any problems with the landscape irrigation systems?                      |     |    |     |     |          |
| 24                       | Has a termite/wood boring insect inspection been performed within the last year?   |     |    |     |     |          |
| 25                       | Do any of the HVAC systems use R-11, 12, or 22 refrigerants?                       |     |    |     |     |          |
| 26                       | Has any part of the property ever contained visible suspect mold growth?           |     |    |     |     |          |
| 27                       | Is there a mold Operations and Maintenance Plan?                                   |     |    |     |     |          |
| 28                       | Have there been indoor air quality or mold related complaints from tenants?        |     |    |     |     |          |
| 29                       | Is polybutylene piping used?                                                       |     |    |     |     |          |
| 30                       | Are there any plumbing leaks or water pressure problems?                           |     |    |     |     |          |
| 31                       | Are there any leaks or pressure problems with natural gas service?                 |     |    |     |     |          |
| 32                       | Does any part of the electrical system use aluminum wiring?                        |     |    |     |     |          |
| 33                       | Do Residential units have a less than 60-Amp service?                              |     |    |     |     |          |
| 34                       | Do Commercial units have less than 200-Amp service?                                |     |    |     |     |          |
| 35                       | Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?           |     |    |     |     |          |
| 36                       | Is there any pending litigation concerning the property?                           |     |    |     |     |          |
| 37                       | Has the management previously completed an ADA review?                             |     |    |     |     |          |
| 38                       | Have any ADA improvements been made to the property?                               |     |    |     |     |          |
| 39                       | Does a Barrier Removal Plan exist for the property?                                |     |    |     |     |          |
| 40                       | Has the Barrier Removal Plan been approved by an arms-length third party?          |     |    |     |     |          |
| 41                       | Has building ownership or management received any ADA related complaints?          |     |    |     |     |          |
| 42                       | Does elevator equipment require upgrades to meet ADA standards?                    |     |    |     |     |          |
| 43                       | Are there any problems with exterior lighting?                                     |     |    |     |     |          |
| 44                       | Are there any other significant issues/hazards with the property?                  |     |    |     |     |          |

| PRE-SURVEY QUESTIONNAIRE |                                                                |     |    |     |     |          |
|--------------------------|----------------------------------------------------------------|-----|----|-----|-----|----------|
| Question                 |                                                                | Yes | No | Unk | N/A | Comments |
| 45                       | Are there any unresolved construction defects at the property? |     |    |     |     |          |
| Comments                 |                                                                |     |    |     |     |          |
|                          |                                                                |     |    |     |     |          |

## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** Wesley Lynn Park

**BV Project Number:** 148392.21R000-040.017

### Abbreviated Accessibility Checklist

#### Facility History & Interview

| Question |                                                                                                        | Yes | No | NA | Comments |
|----------|--------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | ADA: Has an accessibility study been performed at the site? If so, when?                               |     | ✗  |    |          |
| 2        | ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?  |     |    | ✗  |          |
| 3        | ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation? |     | ✗  |    |          |

## Abbreviated Accessibility Checklist

## Parking



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does the required number of standard ADA designated spaces appear to be provided ?          | ✗   |    |    |          |
| 2        | Does the required number of van-accessible designated spaces appear to be provided ?        | ✗   |    |    |          |
| 3        | Are accessible spaces on the shortest accessible route to an accessible building entrance ? | ✗   |    |    |          |
| 4        | Does parking signage include the International Symbol of Accessibility ?                    | ✗   |    |    |          |
| 5        | Does each accessible space have an adjacent access aisle ?                                  | ✗   |    |    |          |
| 6        | Do parking spaces and access aisles appear to be relatively level and without obstruction ? | ✗   |    |    |          |

## Abbreviated Accessibility Checklist

## Exterior Accessible Route



Accessible ramp or path



Curb cut or 2nd pathway

| Question |                                                                                                                                                                            | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?                                       | ✗   |    |    |          |
| 2        | Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ? | ✗   |    |    |          |
| 3        | Are curb ramps present at transitions through raised curbs on all accessible routes?                                                                                       | ✗   |    |    |          |
| 4        | Do curb ramps appear to have compliant slopes for all components ?                                                                                                         | ✗   |    |    |          |
| 5        | Do ramp runs on an accessible route appear to have compliant slopes ?                                                                                                      | ✗   |    |    |          |
| 6        | Do ramp runs on an accessible route appear to have a compliant rise and width ?                                                                                            | ✗   |    |    |          |



|   |                                                                                          |   |  |   |  |
|---|------------------------------------------------------------------------------------------|---|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? | X |  |   |  |
| 8 | Do ramps on an accessible route appear to have compliant handrails ?                     |   |  | X |  |

# Abbreviated Accessibility Checklist

## Building Entrances

NA

NA

| Question |                                                                                                     | Yes | No | NA | Comments |
|----------|-----------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do a sufficient number of accessible entrances appear to be provided ?                              |     |    | ✗  |          |
| 2        | If the main entrance is not accessible, is an alternate accessible entrance provided?               |     |    | ✗  |          |
| 3        | Is signage provided indicating the location of alternate accessible entrances ?                     |     |    | ✗  |          |
| 4        | Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ? |     |    | ✗  |          |
| 5        | Do doors at accessible entrances appear to have compliant hardware ?                                |     |    | ✗  |          |
| 6        | Do doors at accessible entrances appear to have a compliant clear opening width ?                   |     |    | ✗  |          |

|   |                                                                                                       |  |  |   |  |
|---|-------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ? |  |  | × |  |
| 8 | Do thresholds at accessible entrances appear to have a compliant height ?                             |  |  | × |  |

## Abbreviated Accessibility Checklist

## Interior Accessible Route

NA

NA

| Question |                                                                                        | Yes | No | NA | Comments |
|----------|----------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Does an accessible route appear to connect all public areas inside the building ?      |     |    | ×  |          |
| 2        | Do accessible routes appear free of obstructions and/or protruding objects ?           |     |    | ×  |          |
| 3        | Do ramps on accessible routes appear to have compliant slopes ?                        |     |    | ×  |          |
| 4        | Do ramp runs on an accessible route appear to have a compliant rise and width ?        |     |    | ×  |          |
| 5        | Do ramps on accessible routes appear to have compliant end and intermediate landings ? |     |    | ×  |          |
| 6        | Do ramps on accessible routes appear to have compliant handrails ?                     |     |    | ×  |          |

|    |                                                                                                                       |  |  |   |  |
|----|-----------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7  | Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ? |  |  | X |  |
| 8  | Do public transaction areas have an accessible, lowered service counter section ?                                     |  |  | X |  |
| 9  | Do public telephones appear mounted with an accessible height and location ?                                          |  |  | X |  |
| 10 | Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?             |  |  | X |  |
| 11 | Do doors at interior accessible routes appear to have compliant hardware ?                                            |  |  | X |  |
| 12 | Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?  |  |  | X |  |
| 13 | Do doors on interior accessible routes appear to have a compliant clear opening width ?                               |  |  | X |  |



## Abbreviated Accessibility Checklist

## Elevators

NA

NA

| Question |                                                                                                 | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Are hallway call buttons configured with the "UP" button above the "DOWN" button?               |     |    | ✗  |          |
| 2        | Is accessible floor identification signage present on the hoistway sidewalls on each level ?    |     |    | ✗  |          |
| 3        | Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances? |     |    | ✗  |          |
| 4        | Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ? |     |    | ✗  |          |
| 5        | Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions? |     |    | ✗  |          |
| 6        | Do elevator car control buttons appear to be mounted at a compliant height ?                    |     |    | ✗  |          |

|   |                                                                                                                |  |  |   |  |
|---|----------------------------------------------------------------------------------------------------------------|--|--|---|--|
| 7 | Are tactile and Braille characters mounted to the left of each elevator car control button ?                   |  |  | × |  |
| 8 | Are audible and visual floor position indicators provided in the elevator car?                                 |  |  | × |  |
| 9 | Is the emergency call system on or adjacent to the control panel and does it not require voice communication ? |  |  | × |  |

## Abbreviated Accessibility Checklist

## Public Restrooms



Toilet stall overview



Sink, faucet handles and/or accessories

| Question |                                                                                             | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?         | ✗   |    |    |          |
| 2        | Does the lavatory appear to be mounted at a compliant height and with compliant knee area ? | ✗   |    |    |          |
| 3        | Does the lavatory faucet have compliant handles ?                                           | ✗   |    |    |          |
| 4        | Is the plumbing piping under lavatories configured to protect against contact ?             | ✗   |    |    |          |
| 5        | Are grab bars provided at compliant locations around the toilet ?                           | ✗   |    |    |          |
| 6        | Do toilet stall doors appear to provide the minimum compliant clear width ?                 | ✗   |    |    |          |

|   |                                                                                                                                                                        |   |  |  |  |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--|--|--|
| 7 | Do toilet stalls appear to provide the minimum compliant clear floor area ?                                                                                            | X |  |  |  |
| 8 | Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ? | X |  |  |  |
| 9 | Do accessories and mirrors appear to be mounted at a compliant height ?                                                                                                | X |  |  |  |

## Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes



Kitchen cabinets/sink clearance



Oven with controls

| Question |                                                                                                         | Yes | No | NA | Comments |
|----------|---------------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ? | ✗   |    |    |          |
| 2        | Are the appliances centered for a parallel or forward approach with adequate clear floor space ?        | ✗   |    |    |          |
| 3        | Is there an accessible countertop/preparation space of proper width and height ?                        | ✗   |    |    |          |
| 4        | Is there an accessible sink space of proper width and height ?                                          | ✗   |    |    |          |
| 5        | Does the sink faucet have compliant handles ?                                                           | ✗   |    |    |          |
| 6        | Is the plumbing piping under the sink configured to protect against contact ?                           | ✗   |    |    |          |



|   |                                                                                                                     |   |  |  |  |
|---|---------------------------------------------------------------------------------------------------------------------|---|--|--|--|
| 7 | Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ? | X |  |  |  |
|---|---------------------------------------------------------------------------------------------------------------------|---|--|--|--|

## Abbreviated Accessibility Checklist

## Playgrounds &amp; Swimming Pools



Accessible route to playground/pool



Overview of playground/pool

| Question |                                                                         | Yes | No | NA | Comments |
|----------|-------------------------------------------------------------------------|-----|----|----|----------|
| 1        | Is there an accessible route to the play area / s?                      | ✗   |    |    |          |
| 2        | Has the play area been reviewed for accessibility ?                     |     | ✗  |    |          |
| 3        | Are publicly accessible swimming pools equipped with an entrance lift ? |     |    | ✗  |          |

Component Condition Report | Wesley Lynn Park / Restrooms

Item 9b.

| UF L3 Code | Location  | Condition | Asset/Component/Repair                                                              | Quantity | RUL | ID      |
|------------|-----------|-----------|-------------------------------------------------------------------------------------|----------|-----|---------|
| Facade     |           |           |                                                                                     |          |     |         |
| B2010      | Restrooms | Fair      | Exterior Walls, painted surface, Prep & Paint                                       | 1,400 SF | 5   | 3140589 |
| B2010      | Restrooms | Good      | Exterior Walls, Wood Siding                                                         | 1,400 SF | 25  | 2967304 |
| B2050      | Restrooms | Good      | Exterior Door, Steel, Standard                                                      | 5        | 30  | 2967286 |
| B2050      | Restrooms | Fair      | Automatic Door Opener, Commercial Overhead/Dock Door                                | 1        | 7   | 2967328 |
| Roofing    |           |           |                                                                                     |          |     |         |
| B3020      | Restrooms | Good      | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings [No tag/plate found] | 170 LF   | 15  | 2967316 |
| Interiors  |           |           |                                                                                     |          |     |         |
| C2010      | Restrooms | Good      | Wall Finishes, Ceramic Tile                                                         | 1,200 SF | 35  | 2967337 |
| C2010      | Restrooms | Good      | Wall Finishes, Ceramic Tile                                                         | 700 SF   | 35  | 2967301 |
| C2030      | Restrooms | Fair      | Flooring, Sealer, Prep and Seal                                                     | 1,700 SF | 5   | 2967308 |
| Plumbing   |           |           |                                                                                     |          |     |         |
| D2010      | Restrooms | Fair      | Toilet, Commercial Water Closet                                                     | 5        | 20  | 2967335 |
| D2010      | Restrooms | Good      | Plumbing Fixtures, Stainless Steel                                                  | 5        | 25  | 2967279 |
| D2010      | Restrooms | Fair      | Urinal, Waterless [No tag/plate found]                                              | 1        | 20  | 2967278 |
| Sitework   |           |           |                                                                                     |          |     |         |
| G2060      | Restrooms | Good      | Park Bench, Metal Powder-Coated                                                     | 5        | 15  | 2967297 |
| G4050      | Restrooms | Good      | Exterior Fixture w/ Lamp, any type, w/ LED Replacement [No tag/plate found]         | 2        | 15  | 2967310 |

Component Condition Report | Wesley Lynn Park

| UF L3 Code                   | Location        | Condition | Asset/Component/Repair                                           | Quantity  | RUL | ID      |
|------------------------------|-----------------|-----------|------------------------------------------------------------------|-----------|-----|---------|
| Facade                       |                 |           |                                                                  |           |     |         |
| B2050                        | Storage         | Poor      | Exterior Door, Wood, Solid-Core [No tag/plate found]             | 2         | 2   | 2967309 |
| Roofing                      |                 |           |                                                                  |           |     |         |
| B3010                        | Roof            | Good      | Roofing, Metal                                                   | 2,000 SF  | 35  | 2967307 |
| B3060                        | Roof            | Good      | Roof Skylight, per unit, up to 20 SF                             | 2         | 25  | 2967300 |
| Plumbing                     |                 |           |                                                                  |           |     |         |
| D2010                        | Site            | Poor      | Drinking Fountain, Exterior/Site, Precast Pedestal               | 2         | 2   | 2967285 |
| D2010                        | Shed            | Fair      | Sink/Lavatory, Vanity Top, Stainless Steel                       | 1         | 15  | 2967294 |
| Equipment & Furnishings      |                 |           |                                                                  |           |     |         |
| E2010                        | Shed            | Good      | Casework, Countertop, Ceramic Tile                               | 60 LF     | 25  | 2967273 |
| Special Construction & Demo  |                 |           |                                                                  |           |     |         |
| F1020                        | Site            | Good      | Gazebo/Shade Structure, Wood-Framed                              | 1,750 SF  | 25  | 2967311 |
| F1020                        | Baseball Fields | Fair      | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal | 240 SF    | 20  | 2967313 |
| F1020                        | Storage         | Fair      | Ancillary Building, Steel, Pre-Engineered [No tag/plate found]   | 850 SF    | 20  | 2967283 |
| F1020                        | Site            | Fair      | Shade Structure/ Trellis, Wood-Framed, Standard                  | 160 SF    | 15  | 2967330 |
| Pedestrian Plazas & Walkways |                 |           |                                                                  |           |     |         |
| G2020                        | Parking lot     | Good      | Parking Lots, Pavement, Asphalt, Mill & Overlay                  | 35,000 SF | 17  |         |

| Component Condition Report   Wesley Lynn Park |                      |           |                                                                                     |           |     | Item 9b. |
|-----------------------------------------------|----------------------|-----------|-------------------------------------------------------------------------------------|-----------|-----|----------|
| UF L3 Code                                    | Location             | Condition | Asset/Component/Repair                                                              | Quantity  | RUL |          |
| G2020                                         | Parking lot          | Fair      | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | 35,000 SF | 2   | 3140583  |
| G2020                                         | Parking lot          | Fair      | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 35,000 SF | 15  | 2967276  |
| G2030                                         | Site                 | Fair      | Sidewalk, Asphalt, Overlay                                                          | 6,000 SF  | 10  | 2967324  |
| G2030                                         | Site                 | Good      | Sidewalk, Concrete, Large Areas                                                     | 28,000 SF | 35  | 2967321  |
| Athletic, Recreational & Playfield Areas      |                      |           |                                                                                     |           |     |          |
| G2050                                         | Playground           | Fair      | Playfield Surfaces, Chips Wood, 6" Depth                                            | 5,000 SF  | 2   | 2967287  |
| G2050                                         | Baseball Field South | Fair      | Sports Apparatus, Baseball, Backstop Chain-Link                                     | 2         | 10  | 2967333  |
| G2050                                         | Shed                 | Fair      | Campground Accessories, Grill, Pedestal-Style                                       | 2         | 7   | 2967331  |
| G2050                                         | Soccer Field South   | Fair      | Sports Apparatus, Scoreboard, Electronic Standard                                   | 1         | 15  | 2967320  |
| G2050                                         | Playground           | Good      | Play Structure, Multipurpose, Small                                                 | 1         | 15  | 2967334  |
| G2050                                         | Playground           | Good      | Play Structure, Swing Set, 4 Seats                                                  | 1         | 15  | 2967295  |
| G2050                                         | Baseball Field North | Fair      | Sports Apparatus, Scoreboard, Electronic Standard                                   | 1         | 15  | 2967299  |
| G2050                                         | Soccer Field South   | Good      | Sports Apparatus, Soccer, Movable Practice Goal                                     | 2         | 10  | 2967305  |
| G2050                                         | Baseball Field North | Good      | Sports Apparatus, Player/Dugout Benches, 12' Length                                 | 4         | 10  | 2967281  |
| G2050                                         | Playground           | Good      | Play Structure, Multipurpose, Large                                                 | 1         | 15  | 2967280  |
| G2050                                         | Baseball Field North | Fair      | Sports Apparatus, Baseball, Backstop Chain-Link                                     | 1         | 10  | 2967332  |
| G2050                                         | Baseball Fields      | Fair      | Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)                   | 144       | 10  | 2967312  |
| G2050                                         | Soccer Field North   | Good      | Sports Apparatus, Soccer, Movable Practice Goal                                     | 2         | 10  | 2967327  |
| Sitework                                      |                      |           |                                                                                     |           |     |          |
| G2060                                         | Dog Park             | Poor      | Park Bench, Wood                                                                    | 1         | 2   | 2967303  |
| G2060                                         | Shed                 | Excellent | Picnic Table, Metal Powder-Coated                                                   | 3         | 20  | 2967314  |
| G2060                                         | Shed                 | Excellent | Picnic Table, Metal Powder-Coated                                                   | 7         | 20  | 2967322  |
| G2060                                         | Throughout Site      | Fair      | Park Bench, Wood/Composite/Fiberglass                                               | 6         | 10  | 2967317  |
| G2060                                         | Site                 | Fair      | Signage, Property, Monument, Replace/Install                                        | 1         | 5   | 2967274  |
| G2060                                         | Parking lot          | Good      | Bollard, Concrete or Metal                                                          | 103       | 25  | 2967315  |
| G2060                                         | Throughout Site      | Fair      | Picnic Table, Wood/Composite/Fiberglass                                             | 3         | 10  | 2967293  |
| G2060                                         | Shed                 | Fair      | Trash Receptacle, Medium-Duty Metal or Precast                                      | 2         | 10  | 2967336  |
| G2060                                         | Baseball Field       | Fair      | Fences & Gates, Fence, Chain Link 6'                                                | 500 LF    | 5   | 2967288  |
| G2060                                         | Playground           | Poor      | Park Bench, Wood/Composite/Fiberglass                                               | 3         | 2   | 2967292  |
| G2060                                         | Dog Park             | Poor      | Picnic Table, Wood                                                                  | 2         | 2   | 2967291  |
| G2060                                         | Site                 | Good      | Bike Rack, Fixed Single Loop                                                        | 5         | 15  | 2967284  |
| G2060                                         | Baseballs            | Good      | Trash Receptacle, Medium-Duty Metal or Precast                                      | 2         | 15  | 2967326  |
| G4050                                         | Site                 | Fair      | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 6         | 10  | 2967319  |

## Replacement Reserves Report

*Item 9b.*

**7/18/2021**

| Location                     | 2021 | 2022 | 2023     | 2024 | 2025 | 2026     | 2027 | 2028     | 2029     | 2030 | 2031      | 2032     | 2033     | 2034 | 2035     | 2036      | 2037 | 2038      | 2039 | 2040 | 2041      | Total Escalated Estimate |
|------------------------------|------|------|----------|------|------|----------|------|----------|----------|------|-----------|----------|----------|------|----------|-----------|------|-----------|------|------|-----------|--------------------------|
| Wesley Lynn Park             | \$0  | \$0  | \$53,788 | \$0  | \$0  | \$37,155 | \$0  | \$27,100 | \$16,468 | \$0  | \$140,606 | \$17,995 | \$29,192 | \$0  | \$19,664 | \$401,831 | \$0  | \$334,016 | \$0  | \$0  | \$147,334 | \$1,225,148              |
| Wesley Lynn Park / Restrooms | \$0  | \$0  | \$0      | \$0  | \$0  | \$10,173 | \$0  | \$5,596  | \$0      | \$0  | \$0       | \$0      | \$0      | \$0  | \$0      | \$25,479  | \$0  | \$0       | \$0  | \$0  | \$16,670  | \$57,918                 |
| Grand Total                  | \$0  | \$0  | \$53,788 | \$0  | \$0  | \$47,327 | \$0  | \$32,696 | \$16,468 | \$0  | \$140,606 | \$17,995 | \$29,192 | \$0  | \$19,664 | \$427,310 | \$0  | \$334,016 | \$0  | \$0  | \$164,004 | \$1,283,066              |

| Wesley Lynn Park                                        |         | Uniformat Code                                                                      |    | ID |    | Cost Description |    | Lifespan (EUL) | EAge      | RUL | Quantity | Unit | Unit Cost * | Subtotal | 2021 | 2022     | 2023 | 2024 | 2025     | 2026     | 2027     | 2028     | 2029 | 2030      | 2031     | 2032     | 2033 | 2034     | 2035      | 2036 | 2037      | 2038    | 2039 | 2040      | 2041        | Deficiency Repair Estimate |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------------------|----|----|----|------------------|----|----------------|-----------|-----|----------|------|-------------|----------|------|----------|------|------|----------|----------|----------|----------|------|-----------|----------|----------|------|----------|-----------|------|-----------|---------|------|-----------|-------------|----------------------------|
| B2050                                                   | 2967309 | Exterior Door, Wood, Solid-Core, Replace                                            | 25 | 23 | 2  | 2                | EA | \$1,105.00     | \$2,210   |     |          |      |             | \$2,210  |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$2,210                    |
| D2010                                                   | 2967285 | Drinking Fountain, Exterior/Site, Precast Pedestal, Replace                         | 15 | 13 | 2  | 2                | EA | \$4,680.00     | \$9,360   |     |          |      |             | \$9,360  |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           | \$9,360 |      |           |             | \$18,720                   |
| D2010                                                   | 2967294 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace                                 | 30 | 15 | 15 | 1                | EA | \$1,560.00     | \$1,560   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$1,560                    |
| F1020                                                   | 2967330 | Shade Structure/ Trellis, Wood-Framed, Standard, Replace                            | 30 | 15 | 15 | 160              | SF | \$65.00        | \$10,400  |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$10,400                   |
| F1020                                                   | 2967313 | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace           | 30 | 10 | 20 | 240              | SF | \$32.50        | \$7,800   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$7,800                    |
| F1020                                                   | 2967283 | Ancillary Building, Steel, Pre-Engineered, Replace                                  | 35 | 15 | 20 | 850              | SF | \$58.50        | \$49,725  |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$49,725                   |
| G2020                                                   | 3140583 | Parking Lots, Pavement, Asphalt, Seal & Stripe                                      | 5  | 3  | 2  | 35000            | SF | \$0.59         | \$20,475  |     |          |      |             | \$20,475 |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$20,475                   |
| G2020                                                   | 2967276 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 25 | 10 | 15 | 35000            | SF | \$4.55         | \$159,250 |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$159,250                  |
| G2020                                                   | 3140582 | Parking Lots, Pavement, Asphalt, Mill & Overlay                                     | 25 | 8  | 17 | 35000            | SF | \$4.55         | \$159,250 |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$159,250                  |
| G2030                                                   | 2967324 | Sidewalk, Asphalt, Overlay                                                          | 25 | 15 | 10 | 6000             | SF | \$1.95         | \$11,700  |     |          |      |             |          |      |          |      |      |          |          |          |          |      | \$11,700  |          |          |      |          |           |      |           |         |      |           |             | \$11,700                   |
| G2050                                                   | 2967333 | Sports Apparatus, Baseball, Backstop Chain-Link, Replace                            | 20 | 10 | 10 | 2                | EA | \$6,500.00     | \$13,000  |     |          |      |             |          |      |          |      |      |          |          |          |          |      | \$13,000  |          |          |      |          |           |      |           |         |      |           |             | \$13,000                   |
| G2050                                                   | 2967305 | Sports Apparatus, Soccer, Movable Practice Goal, Replace                            | 15 | 5  | 10 | 2                | EA | \$910.00       | \$1,820   |     |          |      |             |          |      |          |      |      |          |          |          |          |      | \$1,820   |          |          |      |          |           |      |           |         |      |           |             | \$1,820                    |
| G2050                                                   | 2967281 | Sports Apparatus, Player/Dugout Benches, 12' Length, Replace                        | 15 | 5  | 10 | 4                | EA | \$1,235.00     | \$4,940   |     |          |      |             |          |      |          |      |      |          |          |          |          |      | \$4,940   |          |          |      |          |           |      |           |         |      |           |             | \$4,940                    |
| G2050                                                   | 2967332 | Sports Apparatus, Baseball, Backstop Chain-Link, Replace                            | 20 | 10 | 10 | 1                | EA | \$6,500.00     | \$6,500   |     |          |      |             |          |      |          |      |      |          |          |          |          |      | \$6,500   |          |          |      |          |           |      |           |         |      |           |             | \$6,500                    |
| G2050                                                   | 2967312 | Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace          | 25 | 15 | 10 | 144              | EA | \$156.00       | \$22,464  |     |          |      |             |          |      |          |      |      |          |          |          |          |      | \$22,464  |          |          |      |          |           |      |           |         |      |           |             | \$22,464                   |
| G2050                                                   | 2967327 | Sports Apparatus, Soccer, Movable Practice Goal, Replace                            | 15 | 5  | 10 | 2                | EA | \$910.00       | \$1,820   |     |          |      |             |          |      |          |      |      |          |          |          |          |      | \$1,820   |          |          |      |          |           |      |           |         |      |           |             | \$1,820                    |
| G2050                                                   | 2967320 | Sports Apparatus, Scoreboard, Electronic Standard, Replace                          | 25 | 10 | 15 | 1                | EA | \$10,400.00    | \$10,400  |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$10,400                   |
| G2050                                                   | 2967299 | Sports Apparatus, Scoreboard, Electronic Standard, Replace                          | 25 | 10 | 15 | 1                | EA | \$10,400.00    | \$10,400  |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$10,400                   |
| G2050                                                   | 2967331 | Campground Accessories, Grill, Pedestal-Style, Replace                              | 15 | 8  | 7  | 2                | EA | \$780.00       | \$1,560   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$1,560                    |
| G2050                                                   | 2967287 | Playfield Surfaces, Chips Wood, 6" Depth, Replace                                   | 3  | 1  | 2  | 5000             | SF | \$2.60         | \$13,000  |     |          |      |             | \$13,000 |      |          |      |      |          | \$13,000 |          |          |      |           | \$13,000 |          |      |          |           |      |           |         |      |           |             | \$13,000                   |
| G2050                                                   | 2967334 | Play Structure, Multipurpose, Small, Replace                                        | 20 | 5  | 15 | 1                | EA | \$13,000.00    | \$13,000  |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$13,000                   |
| G2050                                                   | 2967295 | Play Structure, Swing Set, 4 Seats, Replace                                         | 20 | 5  | 15 | 1                | EA | \$3,250.00     | \$3,250   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$3,250                    |
| G2050                                                   | 2967280 | Play Structure, Multipurpose, Large, Replace                                        | 20 | 5  | 15 | 1                | EA | \$45,500.00    | \$45,500  |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$45,500                   |
| G2060                                                   | 2967303 | Park Bench, Wood, Replace                                                           | 20 | 18 | 2  | 1                | EA | \$1,105.00     | \$1,105   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$1,105                    |
| G2060                                                   | 2967292 | Park Bench, Wood/Composite/Fiberglass, Replace                                      | 20 | 18 | 2  | 3                | EA | \$780.00       | \$2,340   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$2,340                    |
| G2060                                                   | 2967291 | Picnic Table, Wood, Replace                                                         | 20 | 18 | 2  | 2                | EA | \$1,105.00     | \$2,210   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$2,210                    |
| G2060                                                   | 2967288 | Fences & Gates, Fence, Chain Link 6", Replace                                       | 40 | 35 | 5  | 500              | LF | \$27.30        | \$13,650  |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$13,650                   |
| G2060                                                   | 2967317 | Park Bench, Wood/Composite/Fiberglass, Replace                                      | 20 | 10 | 10 | 6                | EA | \$1,105.00     | \$6,630   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$6,630                    |
| G2060                                                   | 2967293 | Picnic Table, Wood/Composite/Fiberglass, Replace                                    | 20 | 10 | 10 | 3                | EA | \$780.00       | \$2,340   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$2,340                    |
| G2060                                                   | 2967336 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                             | 20 | 10 | 10 | 2                | EA | \$1,105.00     | \$2,210   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$2,210                    |
| G2060                                                   | 2967284 | Bike Rack, Fixed Single Loop, Replace                                               | 20 | 5  | 15 | 5                | EA | \$390.00       | \$1,950   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$1,950                    |
| G2060                                                   | 2967326 | Trash Receptacle, Medium-Duty Metal or Precast, Replace                             | 20 | 5  | 15 | 2                | EA | \$1,105.00     | \$2,210   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$2,210                    |
| G2060                                                   | 2967314 | Picnic Table, Metal Powder-Coated, Replace                                          | 20 | 0  | 20 | 3                | EA | \$1,105.00     | \$3,315   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$3,315                    |
| G2060                                                   | 2967322 | Picnic Table, Metal Powder-Coated, Replace                                          | 20 | 0  | 20 | 7                | EA | \$1,105.00     | \$7,735   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$7,735                    |
| G2060                                                   | 2967274 | Signage, Property, Monument, Replace/Install                                        | 20 | 15 | 5  | 1                | EA | \$5,400.00     | \$5,400   |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           |          |          |      |          |           |      |           |         |      |           |             | \$5,400                    |
| G4050                                                   | 2967319 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 20 | 10 | 10 | 6                | EA | \$5,200.00     | \$31,200  |     |          |      |             |          |      |          |      |      |          |          |          |          |      |           | \$31,200 |          |      |          |           |      |           |         |      |           |             | \$31,200                   |
| Totals, Unescalated                                     |         |                                                                                     |    |    |    |                  |    |                |           |     |          |      |             | \$0      | \$0  | \$50,700 | \$0  | \$0  | \$32,050 | \$0      | \$22,035 | \$13,000 | \$0  | \$104,624 | \$13,000 | \$20,475 | \$0  | \$13,000 | \$257,920 | \$0  | \$202,085 | \$0     | \$0  | \$81,575  | \$810,464   |                            |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                                     |    |    |    |                  |    |                |           |     |          |      |             | \$0      | \$0  | \$53,788 | \$0  | \$0  | \$37,155 | \$0      | \$27,100 | \$16,468 | \$0  | \$140,606 | \$17,995 | \$29,192 | \$0  | \$19,664 | \$401,831 | \$0  | \$334,016 | \$0     | \$0  | \$147,334 | \$1,225,148 |                            |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.

| Wesley Lynn Park / Restrooms                            |         |                                                                         |                |    |     |      |          |            |             |          |      |      |      |      |      |          |      |         |      |      |      |      |      |      |          |         |      |      |      |          |         |                            |          |
|---------------------------------------------------------|---------|-------------------------------------------------------------------------|----------------|----|-----|------|----------|------------|-------------|----------|------|------|------|------|------|----------|------|---------|------|------|------|------|------|------|----------|---------|------|------|------|----------|---------|----------------------------|----------|
| Uniformat Code                                          | ID      | Cost Description                                                        | Lifespan (EUL) | E  | Age | RUL  | Quantity | Unit       | Unit Cost * | Subtotal | 2021 | 2022 | 2023 | 2024 | 2025 | 2026     | 2027 | 2028    | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035     | 2036    | 2037 | 2038 | 2039 | 2040     | 2041    | Deficiency Repair Estimate |          |
| B2010                                                   | 3140589 | Exterior Walls, painted surface, Prep & Paint                           | 10             | 5  | 5   | 1400 | SF       | \$3.90     | \$5,460     |          |      |      |      |      |      | \$5,460  |      |         |      |      |      |      |      |      |          | \$5,460 |      |      |      |          |         |                            | \$10,920 |
| B2050                                                   | 2967328 | Automatic Door Opener, Commercial Overhead/Dock Door, Replace           | 15             | 8  | 7   | 1    | EA       | \$4,550.00 | \$4,550     |          |      |      |      |      |      |          |      | \$4,550 |      |      |      |      |      |      |          |         |      |      |      |          |         |                            | \$4,550  |
| B3020                                                   | 2967316 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20             | 5  | 15  | 170  | LF       | \$11.70    | \$1,989     |          |      |      |      |      |      |          |      |         |      |      |      |      |      |      |          | \$1,989 |      |      |      |          |         |                            | \$1,989  |
| C2030                                                   | 2967308 | Flooring, Sealer, Prep and Seal                                         | 10             | 5  | 5   | 1700 | SF       | \$1.95     | \$3,315     |          |      |      |      |      |      | \$3,315  |      |         |      |      |      |      |      |      |          | \$3,315 |      |      |      |          |         |                            | \$6,630  |
| D2010                                                   | 2967335 | Toilet, Commercial Water Closet, Replace                                | 30             | 10 | 20  | 5    | EA       | \$1,690.00 | \$8,450     |          |      |      |      |      |      |          |      |         |      |      |      |      |      |      |          |         |      |      |      |          | \$8,450 |                            | \$8,450  |
| D2010                                                   | 2967278 | Urinal, Waterless, Replace                                              | 30             | 10 | 20  | 1    | EA       | \$780.00   | \$780       |          |      |      |      |      |      |          |      |         |      |      |      |      |      |      |          |         |      |      |      |          | \$780   |                            | \$780    |
| G2060                                                   | 2967297 | Park Bench, Metal Powder-Coated, Replace                                | 20             | 5  | 15  | 5    | EA       | \$910.00   | \$4,550     |          |      |      |      |      |      |          |      |         |      |      |      |      |      |      |          | \$4,550 |      |      |      |          |         |                            | \$4,550  |
| G4050                                                   | 2967310 | Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace         | 20             | 5  | 15  | 2    | EA       | \$520.00   | \$1,040     |          |      |      |      |      |      |          |      |         |      |      |      |      |      |      |          | \$1,040 |      |      |      |          |         |                            | \$1,040  |
| Totals, Unescalated                                     |         |                                                                         |                |    |     |      |          |            |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$8,775  | \$0  | \$4,550 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$16,354 | \$0     | \$0  | \$0  | \$0  | \$9,230  |         |                            | \$38,909 |
| Totals, Escalated (3.0% inflation, compounded annually) |         |                                                                         |                |    |     |      |          |            |             |          | \$0  | \$0  | \$0  | \$0  | \$0  | \$10,173 | \$0  | \$5,596 | \$0  | \$0  | \$0  | \$0  | \$0  | \$0  | \$25,479 | \$0     | \$0  | \$0  | \$0  | \$16,670 |         |                            | \$57,918 |

\* Markup/LocationFactor (1) has been included in unit costs. Markup includes a 20% Public Procurement, and 10% Contingency factors applied to the location adjusted unit cost.



# CITY OF OREGON CITY

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Staff Report

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**To:** City Commission  
**From:** City Manager Tony Konkol

**Agenda Date:** 6/11/2024

### **SUBJECT:**

City Commission 2021-2023 and 2023-2025 Goals Update

### **STAFF RECOMMENDATION:**

Presentation to update the City Commission on the status of the 2021-2023 and 2023-2025 City Commission goals and priority projects.

### **BACKGROUND:**

The City Commission has requested a quarterly update on the status of the Commission goals. The City Commission 2021-2023 and 2023-2025 Goals summaries are attached as an update and for review.

**GOALS AND STRATEGIES 2023-2025**

Last updated 3/11/2024

Folder of UPDATES

**57% COMPLETED**[23-25 Biennial Budget City Commission Document](#)

| Goals                                                                                                                                                                                      | ASSIGNED TO                 | PROGRESS                       | START     | END     | June 2024 Updates |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------|-----------|---------|-------------------|
| <b>Goal 1 - Diversity, Equity, and Inclusion/Safe Inclusive Community</b>                                                                                                                  |                             |                                |           |         |                   |
| Create a collaborative environment to promote diversity, equity, and inclusion resulting in a safe, inclusive community and organization.                                                  |                             |                                |           |         |                   |
| 1.1 Human Resources (General Fund)                                                                                                                                                         | HR/City Manager             | <div><div></div></div> 20%     | 9/1/2023  | 6/2025  | Submitted         |
| <b>Goal 2 - Infrastructure/City Services</b>                                                                                                                                               |                             |                                |           |         |                   |
| Invest in current and future capital needs for safe, sustainable infrastructure and City services.                                                                                         |                             |                                |           |         |                   |
| 2.1 Information Technology (General Fund)                                                                                                                                                  | IT/City Manager             | <div><div></div></div> 40%     | 9/1/2023  | 6/2025  | Submitted         |
| 2.2 Parks & Planning (including SDC study) (General Fund)                                                                                                                                  | Parks and Recreation        | <div><div></div></div> 25%     | 9/1/2023  | 9/2024  | Submitted         |
| 2.3 Capital Projects (Public Works Funds)                                                                                                                                                  | Public Works                | <div><div></div></div> 50%     | 9/1/2023  | Ongoing | Submitted         |
| 2.4 Transportation (Sidewalk and Bike Lane Safety/Infill) (PW Funds)                                                                                                                       | Public Works                | <div><div></div></div> 50%     | 9/1/2023  | 6/2024  | Submitted         |
| 2.5 Transportation (PW Fund Sidewalk Assistance Program)                                                                                                                                   | Public Works                | <div><div></div></div> 50%     | 9/1/2023  | Ongoing | Submitted         |
| <b>Goal 3 - Community Engagement</b>                                                                                                                                                       |                             |                                |           |         |                   |
| Increase engagement efforts to bring more residents into the policy-making process and ensure all neighborhood associations are active with the Citizen Involvement Committee              |                             |                                |           |         |                   |
| 3.1 City Commission (General Fund for neighborhood association costs)                                                                                                                      | City Manager/Communications | <div><div></div></div> 100%    | 9/1/2023  | 12/2024 | Completed         |
| 3.2 City Manager (General Fund for Communications Manager and full time Community Engagement Specialist)                                                                                   | City Manager/Communications | <div><div></div></div> 100%    | 9/1/2023  | 12/2024 | Completed         |
| <b>Goal 4 - Homelessness</b>                                                                                                                                                               |                             |                                |           |         |                   |
| Entact homelessness plan and increase public knowledge of the plan and resources available for the homeless while reducing the visual and safety impacts of homelessness in the community. |                             |                                |           |         |                   |
| 4.1 Police (General Fund for Homeless Liaison Officer and Behavioral Health Specialist)                                                                                                    | Police                      | <div><div></div></div> 50%     | 9/1/2023  | Ongoing | Submitted         |
| 4.2 Parks (General Fund for camp cleanup)                                                                                                                                                  | Parks and Recreation/Police | <div><div></div></div> 30%     | 9/1/2023  | Ongoing | Submitted         |
| <b>Goal 5 - Tourism &amp; Economic Development</b>                                                                                                                                         |                             |                                |           |         |                   |
| Create and promote a tourism infrastructure that doesn't negatively impact neighborhoods and supports economic development to promote a healthy, sustainable local economy.                |                             |                                |           |         |                   |
| 5.1 Economic Development (City-Wide Economic Development)                                                                                                                                  | Economic Development        | <div><div></div></div> 60%     | 9/1/2023  | 12/2024 | Submitted         |
| 5.2 Tourism                                                                                                                                                                                | Economic Development        | <div><div></div></div> 80%     | 9/1/2023  | Ongoing | Submitted         |
| <b>Goal 6 - Housing</b>                                                                                                                                                                    |                             |                                |           |         |                   |
| Anticipate state mandates and tailor local policies to best fit the needs of the community while balancing public infrastructure investment for current and future residents.              |                             |                                |           |         |                   |
| 6.1 Expand housing choices and develop a housing strategy (Planning Fund)                                                                                                                  | Planning                    | <div><div></div></div> 50%     | 9/1/2023  | 6/2025  | Submitted         |
| <b>Goal 7 - Environment</b>                                                                                                                                                                |                             |                                |           |         |                   |
| Protect and preserve our environment and natural resources for a healthy, sustainable community.                                                                                           |                             |                                |           |         |                   |
| 7.1 Tree Canopy (Planning Fund)                                                                                                                                                            | Planning                    | <div><div></div></div> 50%     | 9/1/2023  | 6/2025  | Submitted         |
| 7.2 National Pollutant Discharge Elimination System (NPDES) requirements/sampling; Water compliance/monitoring (PW Funds)                                                                  | Public Works                | <div><div></div></div> ongoing | 9/1/2023  | Ongoing | Submitted         |
| <b>GOALS AND STRATEGIES 2021-23 Rolled over (not reassigned)</b>                                                                                                                           |                             |                                |           |         |                   |
| <i>Copied here for convenience</i>                                                                                                                                                         |                             |                                |           |         |                   |
| 2.5 Complete Parks master plan and update System Dev. Fees                                                                                                                                 | Parks and Recreation        | <div><div></div></div> 99%     | 10/1/2021 | 6/2024  | Submitted         |
| 2.6 Asses the Communication Infrastructure and Equipment                                                                                                                                   | Economic Development        | <div><div></div></div> 95%     | 9/21/2023 | 9/2024  | Submitted         |
| 2.7 Develop a citywide facility master plan                                                                                                                                                | City Manager                | <div><div></div></div> 90%     | 7/1/2022  | 6/2024  | Submitted         |
| 7.1 Determine and Establish Relationship with the Tribes that have a Shared History with the Planning/Public Works                                                                         |                             | <div><div></div></div> ongoing | 7/1/2022  | Ongoing | Submitted         |

# 2023-2025 Commission Goals and Strategies

## Job Category



Item a.

| June 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             |                    |          |
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| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Patrick Foiles, HR Director | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 20%                         | Target Completion: | 6/2025   |
| Goal 1.1 Human Resources (General Fund)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |                    |          |
| <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b></p> <p>Currently:</p> <ul style="list-style-type: none"> <li>• <b>DEI Project Team</b> - meeting every other week to continue to plan and coordinate each step and effort involved in moving this work forward.</li> <li>• Lamont (Triangle Advising) was recently onsite May 28 and 29, 2024. <ul style="list-style-type: none"> <li>○ Facilitated the first Employee DEI Workgroup meeting.</li> <li>○ Facilitated the first Leadership DEI Training with Managers/Supervisors.</li> </ul> </li> </ul> <p>Next steps:</p> <ul style="list-style-type: none"> <li>• <b>DEI Community Taskforce</b> - Triangle Advising will be working to recruit and fill the remaining positions of the taskforce and plans to hold the first meeting in July 2024.</li> <li>• <b>Employee DEI Workgroup</b> will continue to meet on a bi-monthly basis. Next meeting's agenda include a review and provide feedback of a proposed all-employee stay survey. Next meeting is July 9<sup>th</sup> where the group will participate in a training and start talking about a plan to identify and address any concerns within the organization.</li> <li>• <b>Taskforce and Employee Workgroup</b> employees will participate and be present at the Juneteenth event to share information about the work and provide an opportunity for engagement with community members.</li> <li>• <b>Staff Training</b> – Next leadership training engagement has been scheduled for November 2024 Triangle Advising is currently working to schedule City Wide DEI 101 Trainings.</li> <li>• <b>HR Policies and Practices</b> – Triangle Advising is working through an analysis of current practices.</li> </ul> |                             |                    |          |

**STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)**

- City Commission authorized the contract with Lamont Browne with Triangle Advising. Staff finalized scope of work and contract April 2024
- City staff and the Triangle Advising team met and held a project kick-off meeting, April 12<sup>th</sup>. Since, had bi-weekly planning meetings to provide updates and discuss different topics:
  - Project communication strategies and opportunities (trail news, website, social media, Juneteenth event)
  - Project branding opportunities
  - Scheduling future training dates, meeting dates, etc.
  - Invitation, development, and coordination of the Employee DEI work group.
- Triangle Advising connected with the past members of the **Community Task Force** and reengaged with them, identifying eight (8) who have recommitting to participate in the next phase of the DEI Community Task Force.
- The project team asked for nominations and volunteers to participate in the Oregon City **Employee DEI Workgroup**. The group has 28 members representing all departments and all levels of the organization.

The first workgroup meeting was held 5/28. Lamont walked through the City's Goals and commitments to DEI and provided an overview of the current phase and objectives.

Future meetings scheduled for July 9, Sept. 24, Nov. 19, Jan. 7, March 4, May 6

- Triangle Advising conducted a **Leadership Training** session on May 29<sup>th</sup> with Oregon City leaders which included all management/supervisory personnel.
- City HR staff met with Triangle Advising to discuss and game plan future steps to analyze and evaluate the City's current recruitment and strategies and processes and recommend any changes to better ensure equitable employment opportunities and a more diverse workforce.
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# 2023-2025 Commission Goals and Strategies

## Job Category

| June 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               |                    |          |
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| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Michael Dobaj | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 40%           | Target Completion: | 6/2025   |
| Goal: 2.1 Invest in current and future capital needs for safe, sustainable infrastructure and city services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |               |                    |          |
| <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b></p> <p><b>07/24 – Add current Avigilon door access system to the city domain.</b></p> <p><b>07/24 – Implement single access card and ID badge for all facilities</b></p> <p><b>08/24 – Complete Configuration of Illumio as part of the cities Cyber Security Upgrade.</b></p> <p><b>09/2024 – Move all city owned domains to a single registrar including Domain Name Services.</b></p> <p><b>10/24 – Complete Project Page replacement with custom GIS application.</b></p> <p><b>10/24 – Register new .gov domain for the city.</b></p> <p><b>11/24 – Complete deployment of Avigilon cloud camera and door access for Pioneer.</b></p> <p><b>11/24 – Complete archive data migration from Mimecast to Office 365 and cancel Mimecast.</b></p> <p><b>02/25 – Complete migration to Microsoft Teams for all departments.</b></p> <p><b>Continue cleanup of access control and camera systems to better support security needs.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                    |          |
| <p><b>STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)</b></p> <ul style="list-style-type: none"> <li>Completed Deployment of Ring Central across the city.</li> <li>New Azure GCC Tenant infrastructure complete and ready to start system migration.</li> <li>Library utilizing new Domain for student training.</li> <li>Avigilon Access control deployed across all city facilities including new controlled access to City Hall chambers.</li> <li>A new process to allow authorized staff to unlock the City Hall chambers and front door for evening meetings completed and department heads notified.</li> <li>Coalition Cybersecurity review is now on-going with updates and validations occurring as needed.</li> <li>The City-Wide Intranet site continues to be utilized for all city documentation and informational needs. The deployment of the new tool is very successful and is utilized by all departments.</li> <li>Acoustic and Engineering design for the Libke building commission chamber issues completed.</li> <li>Firewall Rules and DNS Setting reviewed and updated, will continue to review rules, and update as needed.</li> <li>Upgrade of the ORMS client completed allowing the use of OneDrive.</li> <li>E-Permitting &amp; Licensing project started, currently working on a contract for 3<sup>rd</sup> party services to support city staff to implement new process and develop e-permitting forms in Tyler Technologies.</li> <li>Discussions to possibly move all Tyler Technologies to their hosted environment continues, cost savings to offset total cost in progress.</li> <li>Microsoft Teams deployment continuing as well as staff training on how to utilize the new resources.</li> <li>Department cleanup of current department drive on-going.</li> </ul> |               |                    |          |



- New IT Network Analyst hired, he starts May 28<sup>th</sup> 2024.

# 2023-2025 Commission Goals and Strategies

## Job Category

| June 2024 Update                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |                    |          |
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| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Kendall Reid | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 25%          | Target Completion: | 9/2024   |
| Goal: 2.2 Parks and Planning (including SDC Study)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                    |          |
| <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b></p> <p>WE ENLISTED THE SERVICES OF THE GALARDI ROTHSTEIN GROUP ON JULY 6, 2023, TO ASSIST US IN REVISING OUR SDC METHODOLOGY. SINCE THEN, WE HAVE HELD NUMEROUS MEETINGS WITH THE PROJECT TEAM AND OUR CONSULTANTS FOR THE PARKS MASTER PLAN AND PRESENTED TO THE PARKS AND RECREATION ADVISORY COMMITTEE. WE ARE WORKING ON OUR CAPITAL IMPROVEMENT PLAN AND ANTICIPATE COMPLETING THE REVISION BY 2024. PARKS SDCs WERE LAST REVISED IN 2000.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |                    |          |
| <ul style="list-style-type: none"> <li>• <b>STATUS UPDATE: OUR CONSULTANT HAS REVIEWED THE PROVIDED CAPITAL IMPROVEMENT PLAN (CIP) AND INTEGRATED ITS INFORMATION INTO THE SDC ANALYSIS MODEL. WE HAD A MEETING WITH OUR CONSULTANT ON MAY 15TH TO REVIEW THE CIP AND DISCUSS ISSUES RELATED TO CAPACITY VERSUS MAINTENANCE, DEVELOPMENT COST ASSUMPTIONS, AND GROWTH VERSUS THE EXISTING DEVELOPMENT SHARE OF COSTS. WE HAVE FINALIZED THE PROJECT LIST FOR THE CIP. WE ARE PROVIDING ADDITIONAL DETAILS TO THE SDC METHODOLOGY CONSULTANT, DEB GALARDI, TO LEVERAGE HER EXPERTISE ON THE COMPONENTS THAT MAY BE ELIGIBLE FOR SDC. GOING FORWARD, WE PLAN TO MEET WITH OUR CONSULTANT AND THE PROJECT TEAM TO DISCUSS THE NEXT STEPS AND PROVIDE AN UPDATE ON THE PROJECT TO PRAC AND THE CITY COMMISSION.</b></li> <li>• SENT FINAL DRAFT CIP PLAN TO CONSULTANT – MARCH 28<sup>TH</sup></li> <li>• SENT ROUGH DRAFT CIP PLAN TO CONSULTANT – MARCH 4<sup>TH</sup></li> <li>• DEB GALARDI PRESENTED TO PRAC – SEPTEMBER 28<sup>TH</sup></li> <li>• SDC/MASTER PLAN COLLABORATION MEETING – SEPTEMBER 26<sup>TH</sup></li> <li>• SDC METHODOLOGY KICK-OFF MEETING WITH THE PROJECT TEAM – AUGUST 11<sup>TH</sup></li> <li>• CONTRACT WITH GALARDI ROTHSTEIN GROUP FULLY EXECUTED – JULY 6<sup>TH</sup></li> <li>• MET WITH ECONORTHWEST, FCS GROUP, AND GALARDI ROTHSTEIN – MARCH - MAY</li> </ul> |              |                    |          |

# 2023-2025 Commission Goals and Strategies

## Job Category

| June 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |                    |          |
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| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | John Lewis | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 50%        | Target Completion: | Ongoing  |
| Goal 2.3 Capital Projects (Public Works)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            |                    |          |
| <p><b>Important or Relevant Dates/Milestones: (looking ahead at the next 3 months)</b></p> <p><b>Oregon City Quiet Zone</b> – this project is federally funded, and the city is supporting ODOT, which is delivering this project. ODOT/Metro has added the project to the Draft STIP/MTIP, as anticipated. The City and ODOT project staff have finalized work on the project intergovernmental agreement, and the agreement was adopted by the City Commission on December 6<sup>th</sup>. The project consultant has been selected and ODOT is currently working through the scope and fee negotiation process. The ODOT negotiated scope and fee process was expected to be completed by mid-April 2024 however this work is still pending. Project design is slated to proceed once the consultant agreement is executed and a Design Verification Workshop will follow and should be completed by September 2024.</p> <p><b>Inflow and Infiltration Program</b> – The Linn Basin Project 1 is complete, and the 2023 Manhole Rehab Project is well underway. Seven additional projects are in various forms of design and 2 pipe rehabilitation projects are soon to be out for bid. Staff is scheduled to provide the City Commission with an I &amp; I Annual Program update in July. The City Commission should expect to see a variety of project related contracts/amendments for approval.</p> <p><b>PMUF</b> – the 2024 PMUF was awarded in May 2024. Work for an updated 5-year PMUF Plan is nearly complete and scheduled to be shared with the City Commission at the June 11th City Commission Meeting; staff has completed the 2022-23 annual PMUF Report which is now available for review on the City's Website.</p> <p><b>WIFIA</b> – The program submitted its third quarterly report in May, and we continue to coordinate with the Confederate Tribes of the Grande Ronde on cultural resource program policies for WIFIA projects. The Molalla Avenue 30-inch Transmission Main project team has submitted final plans for review. The second transmission project includes a new pump station that will serve the Thimble Creek pressure zone. This Thimble Creek project is in the scope and fee negotiation phase with the selected engineering/ design services consultant. The Pipe Rehab program is on track with construction of the Clairmont Water Ph2, nearly complete, and a new pipe rehab project in an accelerated design project is underway for a 12-inch replacement for the waterline in Holmes Lane between Linn Avenue and Prospect Street. Design of the SCADA Isolation project has yet to begin design but is anticipated to begin design in Summer 2024.</p> <p><b>Stormwater</b> – The Barclay Hills Stormwater Outfall is designed and moving through the permitting process.</p> |            |                    |          |

**STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)**

The City's CIP entails approximately \$55 Million for over 40 projects. These projects as outlined in the 2023-25 Biennial Budget include the Roadway Reconstruction (PMUF) program and 10 other transportation projects, the WIFIA program, which makes up much of the 11 water projects listed, the Inflow and Infiltration Program and 10 other sewer projects, and 4 stormwater projects.

# 2023-2025 Commission Goals and Strategies

## Job Category



**OREGON  
CITY**

Item a.

| JUNE 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |                    |          |
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| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | John Lewis | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 50%        | Target Completion: | 6/2025   |
| Goal 2.4 Transportation (Sidewalk and Bike Lane Safety/Infill)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |                    |          |
| <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b></p> <p>THE 2024 PMUF CONSTRUCTION WORK WAS AWARDED TO THE LOW BIDDER ON MAY 1, 2024. STAFF IS ON TRACK TO PRESENT THE CITY COMMISSION AN UPDATE ON THE CITY'S RECENT EFFORT TO UPDATE THE PMUF 5-YEAR PLAN ON JUNE 1, 2024. FUTURE CONCEPTUAL DESIGN AND PROJECT SCOPING WILL CONSIDER OPPORTUNITIES FOR 2025.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |                    |          |
| <p><b>STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)</b></p> <p>THESE SIDEWALK INFILL PROJECTS AND THE FUNDING ALLOCATED ARE TYPICALLY PAIRED WITH ANOTHER TRANSPORTATION PROJECT. THE CITY'S PMUF PROGRAM, THE QUIET ZONE PROJECT, MAIN STREET, OR NEIGHBORING FACILITY NEEDS THAT PAIR WELL WITH AN EXISTING PROJECT ARE OFTEN WHERE THESE FUNDS ARE UTILIZED. THE 2024 CIP WILL UTILIZE THIS BUDGET ITEM TO COMPLETE THE GOAL OF CREATING MORE SIDEWALK AND BIKE LANE INFILL FOR THE COMMUNITY.</p> <p>THE 2024 PMUF PROJECT INCLUDES 2,800 SF OF SIDEWALK WORK MOSTLY FOCUSED ON UPGRADING ACCESSIBLE RAMPS WHICH ARE OUT OF COMPLIANCE WITH CURRENT STANDARDS. THE ANNUAL PMUF PROJECTS ARE ALSO BEING PLANNED TO UPGRADE RAMPS IN PREPARATION FOR IN-HOUSE MAINTENANCE WORK USING A SURFACE PROCESS CALLED MICRO SURFACING. THE MAIN STREET ADA PROJECT IS COMPLETE AND ADDED NEW RAMPS ON MAIN AT 12<sup>TH</sup> AND 13<sup>TH</sup> STREETS. THE HOLCOMB SAFE ROUTES TO SCHOOLS PROJECT IS UNDER CONSTRUCTION AND WILL INCLUDE A NEW SIDEWALK ON THE NORTH SIDE OF HOLCOMB BLVD. BETWEEN HOLCOMB SCHOOL ROAD AND WINSTON DRIVE.</p> |            |                    |          |



# 2023-2025 Commission Goals and Strategies

## Job Category



**OREGON  
CITY**

Item a.

| JUNE 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |                    |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|----------|
| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | John Lewis | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 50%        | Target Completion: | Ongoing  |
| Goal 2.5 Transportation (PW Fund \$400,000 Sidewalk Assistance Program)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                    |          |
| <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b></p> <p><b>THIS IS AN ONGOING PROGRAM. FUNDING AUTHORIZATION IS LIMITED TO \$200,000 PER YEAR FOR A BIENNIAL BUDGET OF \$400,000.</b></p>                                                                                                                                                                                                                                                                                                                                                                      |            |                    |          |
| <p><b>STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)</b></p> <p><b>SINCE JULY 2023 THE CITY HAS PROCESSED 42 APPLICATIONS FOR A TOTAL GRANT EXPENDITURE OF \$91,494.09.</b></p> <p><b>THE PUBLIC WORKS DEPARTMENT COLLABORATES WITH THE CODE ENFORCEMENT DIVISION OF THE POLICE DEPARTMENT FOR TRIP HAZARD COMPLIANCE WHEN PROPERTY OWNERS DO NOT TAKE ACTION ON THEIR OWN. IN THAT REGARD, THE CITY IS MAINTAINING 61 CE FILES THAT ARE IN VARIOUS STAGES OF ENFORCEMENT (50 FROM 2024 AND 11 FROM 2023). IN 2024 WE HAVE RECEIVED 59 FILES OF WHICH 50 REMAIN ACTIVE AND 9 HAVE BEEN RESOLVED.</b></p> |            |                    |          |

# 2023-2025 Commission Goals and Strategies

## Job Category

| JUNE 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |                    |          |
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| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Shaun Davis | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 50%         | Target Completion: | Ongoing  |
| Goal 4.1 Police (General Fund \$741,000 for Homeless Liaison Officer and Behavioral Health Specialist)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |                    |          |
| <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b></p> <ul style="list-style-type: none"> <li>JUNE – CASE MANAGER ESTIMATED TO COMPLETE TRAINING</li> <li>JULY/AUGUST - CLACKAMAS COUNTY EXPECTED TO COMPLETE IGA’S FOR CITY-LED HOMELESS INITIATIVE GRANTS.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |                    |          |
| <p><b>STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)</b></p> <ul style="list-style-type: none"> <li>Every month we continue to host our Oregon City Homeless Coordinating Meeting and meet with local and county partners.</li> <li>May 2023 - Budget Committee approved additional Case Manager for BHU</li> <li>June 2023 - Applied for HOWTO (Healthy Oregon Workforce Training Opportunity) Grant for Expansion of the Behavioral Health Unit (i.e., Case Manager Position) &amp; Crisis Intervention Team</li> <li>September 2023 – Learned we did not receive the grant.</li> <li>October 2023 - Developed job description</li> <li>December 2023 – Case Manager position posted and accepting applications</li> <li>January 2024 – PD and Court submitted proposals to Clackamas County H3S for Funding Opportunities for City-led Homelessness Initiatives</li> <li>February 2024 – Case Manager Interview Processes Completed and Case Manager selected</li> <li>February 2024 – IGA completed for shared BHU Software between OCPD, LOPD, WLPD, CPD, &amp; MPD</li> <li>April 2024 – Shared BHU software fully implemented.</li> <li>April 2024 - Clackamas County announced 3-year grant funding decisions from submitted proposals for City-Led Homeless Initiatives. PD to receive grant funding for additional non-sworn Homeless Outreach Specialist and Supplies. Court to receive grant funding to implement new Community/Specialty Court.</li> <li>May 2024 – Chelsea Fults started in her new position as Case Manager and is currently in training</li> </ul> |             |                    |          |

## 2023-2025 Commission Goals and Strategies

### Job Category

| June 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |                    |          |
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| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Shaun Davis/Kendall Reid | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 30%                      | Target Completion: | Ongoing  |
| Goal 4.2 Parks (General Fund \$40,000 for camp cleanup)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |                    |          |
| <b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b> <ul style="list-style-type: none"> <li>The restroom cleaning contract with Enviro-Master began on April 1, 2024.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |                    |          |
| <b>STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)</b> <ul style="list-style-type: none"> <li><b>STATUS UPDATE: OUR CONTRACTOR HAS BEEN CONSISTENTLY CLEANING THE RESTROOMS ON MONDAYS AND FRIDAYS. WE HAVE NOT RECEIVED ANY COMPLAINTS FROM THE PUBLIC ABOUT THE QUALITY OF THEIR WORK. WE HAVE BEEN CONDUCTING REGULAR INSPECTIONS DURING AND AFTER CLEANING TO ENSURE QUALITY. ADDITIONALLY, ON APRIL 22<sup>ND</sup>, WE MET WITH THEIR OPERATIONS STAFF TO DISCUSS POTENTIAL IMPROVEMENTS TO THE CLEANING PROCESS AND THE PHYSICAL RESTROOMS IN ORDER TO ENHANCE CLEANLINESS AND EFFICIENCY.</b></li> <li>PD worked with Public Works to obtain No-Trespassing signs and locations for the City Property near Hwy 213 / Beavercreek Rd.</li> <li>June 2023 – PD conducted large camp clean up on City Property located near Hwy 213 and Beavercreek Rd. (\$34,752.00)</li> <li>PD has allocated funds for 2023-2025 budget years were reduced to \$10,000 each year / \$20,000 for biennium. (Current expenditures - Monthly POD rental for personal property storage, (\$179/mo., \$2,148/yr.) is dedicated to this budget)</li> <li>December 2023 – Public Works placed no-trespassing signs on City Owned Property near Hwy 213 / Beavercreek Rd.</li> <li>The Parks &amp; Cemetery Division has finished conducting research and reference checks on contractors who can manage restroom cleanups in our parks. We are currently creating a contract with a vendor, which will start in April 2024. This will help the department in addressing the problems caused by homeless individuals vandalizing and damaging the park restrooms. The duration of this contract will be two years.</li> </ul> |                          |                    |          |

# 2023-2025 Commission Goals and Strategies

## Job Category



Item a.

| JUNE 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |                    |          |
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| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Economic Development | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 60%                  | Target Completion: | 12/2024  |
| Goal 5.1 Create and promote economic development opportunities City-wide to support a healthy, and sustainable local economy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                    |          |
| <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b></p> <ul style="list-style-type: none"> <li>Talent Ready is a job skill development program that utilizes existing support services to help would-be employees to be prepared for unfilled jobs. Talent Ready works to create partnerships with private for-profit businesses that need employees and public agencies that provide “wrap-around services” to help individuals mitigate employment barriers, i.e., child issues, mental health challenges, and lack of job skills to name a few.</li> <li>Further develop and promote small business technical assistance and financial support services.</li> <li>Establish initiatives that support a “business-friendly” environment in Oregon City.</li> <li>Work to help prepare City-owned and Urban renewal-owned properties for future development.</li> <li>Work to promote the Arts as an important economic development element.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                    |          |
| <p><b>STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)</b></p> <ul style="list-style-type: none"> <li>Talent Ready – <ul style="list-style-type: none"> <li>Met with Benchmade on May 16, 2024 during its Board Directors Meeting whereby Talent Ready was discussed along with other economic development initiatives. Seeking to have Benchmade sign up for Talent Ready that they are experiencing growth and employee shortages. If Benchmade joins Talent Ready, it will join the following entities that have already signed an MOU with the Department to help alleviate worker shortages: <ul style="list-style-type: none"> <li>Providence Willamette Falls Medical Services (For-Profit)</li> <li>Avamere Rehabilitation (For-Profit)</li> <li>Oregon City Municipal Court (Government)</li> <li>Oregon State University (Educational Institution)</li> </ul> </li> </ul> <p>Staff will continue to seek additional partnerships with organizations and businesses to provide training to would-be employees and to refer workers to businesses to mitigate workforce shortages.</p> </li> <li>Small Business Technical Assistance and Financial Support Services <ul style="list-style-type: none"> <li>The Entrepreneurial Opportunity Loan Program (“EOLP”) in partnership with EMBOLD Community Credit Union has made a total of 3 loans totaling \$48,000. All loans are current with their monthly loan payments.</li> <li>Launched the small business micro-enterprise grant program for existing small businesses with five or fewer employees.</li> <li>The second cohort of the BIZ POD Program started classes on March 24, 2024 and has concluded classes on May 17<sup>th</sup>. The graduation ceremony of 6 emerging businesses will be held on June 1, 2024.</li> </ul> </li> </ul> |                      |                    |          |

- Business Friendly Environment
  - Staff is developing a procurement program that will allow Oregon City's small businesses to do more business with the City.  
Staff is currently interviewing City departments to determine the goods and services being purchased. Program projected to commence in early Fall, 2024.
  - Continue to work on the Ombudsman Initiative (working with the Depts of Community Development and Public Works to educate commercial/business investors on the City's development processes and serve as an advocate for commercial/business investors in the community)
  - City staff launched the new Oregon City Business License program on January 1, 2024. The new initiative reduced the cost of City business licenses for both new and existing businesses. City Commission approved the proposed changes back in November 1, 2023
- Owned/Urban Renewal Owned Properties
  - A Phase I Environmental Assessment was completed for the Stimson Property
  - A geo-technical study has been completed for the Stimson Property
  - A draft Request for Proposals seeking an property appraiser will be presented to the Urban Renewal Commission for approval on June 5, 2024.
- The Arts Commission
  - The Arts Commission reviewed fourteen proposals aimed at replacing the metal sculpture that was situated on the corner of Center and 7<sup>th</sup> street. Two finalists were chosen for further review. On May 16<sup>th</sup> during its regularly scheduled meeting, the Arts Commission made its choice to conduct the work.



# 2023-2025 Commission Goals and Strategies

## Job Category

### JUNE 2024 UPDATE

|                             |                      |                           |          |
|-----------------------------|----------------------|---------------------------|----------|
| <b>Department Contact:</b>  | Economic Development | <b>Date:</b>              | 6/4/2024 |
| <b>Percentage Complete:</b> | 80%                  | <b>Target Completion:</b> | Ongoing  |

**Goal 5.2 Create and promote a tourism infrastructure that doesn't negatively impact neighborhoods and supports economic development to promote a healthy, sustainable local economy.**

#### IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)

- The first round of funding for 2023/2024 City-Sponsored Public Event Program was approved by the City Commission and distributed to eligible applicants.
- Recommend policies and strategies to enable the transferal of tourism activity to a legally organized entity that will serve as a Destination Management Agency ("DMO") to manage and operate tourism programs from outside of City Government.

#### STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)

- City-Sponsored
  - The 2023/2024 City-Sponsored Public Event grants were distributed to eligible and approved program applicants including The Car Show LLC, OC Parks & Recreation, Three Rivers Art Guild, DOCA, and OC Brewing Co, totaling \$50,000 (May 2024)
  - This year, the City Commission approved the use of the funds for a 4<sup>th</sup> of July Celebration.
  - As of this March 4, 2024, staff has received 3 applications. (DOCA, Arts Festival, Parks & Recreation Dept.)
- Destination Management Organization ("DMO")
  - The Committee on DMO Structure including representatives from DOCA, OC Heritage Coordinating Committee, Mt. Hood Territory, OC Parks & Recreation, and OC Economic Development will meet on Thursday, May 23, 2024, to recommend a consultant to the City Commission to help structure a DMO.
  - At the closing of the RFP submission period on April 26, 2024, for DMO consultants, staff received two responses.
  - On March 6, 2024, the City Commission approved an RFP document, drafted by City staff, to be advertised through various channels to obtain responses from qualified DMO consultants.
  - During its work session on November 7, 2023, the City Commission received a comparative analysis of DMOs within the Portland Metro Region and staff recommendations to further the conversation with respect to moving the tourism function from the Economic Development Dept. to a DMO outside of City municipal government.
  - During its work session meeting on January 9, 2024, the City Commission heard from Mt. Hood Territory, "Visit McMinnville, Inc." and "Explore Wilsonville.com" to discuss their respective programs, their organizational structure, and marketing operations.
  - On February 7, 2024, the City Commission directed staff to develop a request for proposals that will result in the creation of a standalone legally operating nonprofit, that operates like a business, and controls and manages its strategic direction.

- As progress is made toward establishing a DMO, staff has developed a broadcast commercial that promotes the downtown, it aired on November 13, 2023.
  - Staff produced a commercial that featured the wineries, breweries, and distilleries in and around the vicinity of Oregon City which aired on Feb. 5, 2024.
- 
- Promotion/Advertising
    - Economic Development placed a full page ad in the 2024 Seattle Mariners Yearbook that featured both tourism and investment opportunities in Oregon City.
    - Oregon City staff produced three commercials that were broadcasted on KATU2. Each commercial featured one tourism-related aspect of the Oregon City community: Downtown Oregon City, wineries and distillery industry in Oregon City, and outdoor recreation within the community.

# 2023-2025 Commission Goals and Strategies

## Job Category



Item a.

| JUNE 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                    |          |
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| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Aquilla Hurd-Ravich | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 50%                 | Target Completion: | 6/2025   |
| Goal 6.1 Expand housing choices and develop a housing strategy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |                    |          |
| <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b></p> <ul style="list-style-type: none"> <li>The Planning Commission will hear a presentation from the Housing Authority of Clackamas County and Northwest Housing Alternatives to learn about what measures a city can take to encourage housing affordability and affordable housing. This presentation is the result of the Planning Commission identifying the need for education around this this topic.</li> <li>The Housing Accountability and Production Office (HAPO) is a new initiative established under the governor's housing production package, also known as Senate Bill 1537</li> <li>After July 1, 2025, HAPO will be able to receive and respond to official inquiries, requests, and complaints from local governments and housing developers. Department of Land Conservation and Development (DLCD) and Department of Consumer and Business Services (DCBS) are actively working on staffing and operational tasks to meet this deadline.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                    |          |
| <p><b>STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)</b></p> <ul style="list-style-type: none"> <li>Every January the City is required to submit a housing report to DLCD that details the number of units produced and the number of units permitted in the previous calendar year. <ul style="list-style-type: none"> <li>Calendar Year 2023: <ul style="list-style-type: none"> <li>Permitted Single Family: 16 units</li> <li>Permitted Multi-Family: 305 units <ul style="list-style-type: none"> <li><b>Total: 321 residential units</b></li> </ul> </li> <li>Produced Single Family: 65 units</li> <li>Produced Multi-Family: 212 <ul style="list-style-type: none"> <li><b>Total: 277 residential units</b></li> </ul> </li> </ul> </li> </ul> </li> <li>SB1537-The Housing Production Package does several things: establishes a new Housing Accountability and Production Office; requires cities grant up to 10 administrative adjustments; establishes and funds a new state revolving fund for local governments to administer loans for low to moderate income housing development; allocates funds to Business Oregon to help small and rural communities access infrastructure programs; and provides one-time urban growth boundary expansion tool.</li> <li>At the conclusion of the 2023 Oregon State Legislative Session, a number of housing bills were passed. Staff recently gave a <a href="#">land use legislative</a> update to the City Commission which included an update on housing bills.</li> </ul> |                     |                    |          |

- The most significant piece of legislation was an Executive Order made by the Governor that established a statewide housing production goal and a Housing Production Advisory Council. The Executive Order also established a goal to produce 36,000 new housing units per year for the next ten years. The Housing Production Advisory Council is charged with identifying recommendations to meet this goal and proposing them for discussion at the 2024 Legislative Session.
- Oregon City will be required to adopt a new Housing Capacity Analysis in the year 2027 and will be required to adopt a Housing Production Strategy the following year by December 31<sup>st</sup> 2028.

# 2023-2025 Commission Goals and Strategies

## Job Category

| JUNE 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |                    |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|----------|
| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Aquilla Hurd-Ravich | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 50%                 | Target Completion: | 6/2025   |
| <b>Goal 7 Protect and preserve our environmental and natural resources for a healthy, sustainable community;<br/>7.1 Focus efforts on preserving and protecting the City's Tree Canopy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |                    |          |
| <b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b> <ul style="list-style-type: none"> <li>Planning staff will continue to administer the Street Tree removal and replacement program as well as review any removal and replacement proposed by City staff on City owned property with diligence and eye toward replacement and retainment when possible.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |                    |          |
| <b>STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)</b> <ul style="list-style-type: none"> <li>The Arbor Day Foundation named the City of Oregon City a 2023 Tree City USA to honor its commitment to effective urban forest management for the 11<sup>th</sup> year in a row.</li> <li>The City also received a growth award for demonstrating environmental improvement and outstanding level of tree care for the fourth year in a row.</li> <li>Friends of Trees hosted a planting event on April 6<sup>th</sup>, 2024 at Rivercrest Park.</li> <li>The focus of Friend of Trees' work over the next two years is to increase canopy coverage in the right-of-way and private yards. The City signed awarded them a contract to continue their work through the next year (through June 2025).</li> </ul>                                                                                                                                                                                                                                  |                     |                    |          |
| <u><b>Natural Resource Committee Activities:</b></u> <ul style="list-style-type: none"> <li>The NRC has discussed tree code and policies at their meetings since December. They are preparing to bring their considerations and recommendations to the City Commission.</li> <li>The Natural Resource Committee identified several activities in their work plan that support a healthy tree canopy: <ul style="list-style-type: none"> <li><i>Support and promote volunteer participation for a public tree inventory for city properties, parks, street trees, school properties and other public lands.</i></li> <li><i>Communicate with Neighborhood Associations, Citizen Involvement Commission and the Business Community. NRC members will promote programs such as the heritage tree program, arbor day, etc. through presentations to other groups and boards.</i></li> <li>Community Development staff will continue to support the NRC and their efforts as a means to achieve the Commission's goal.</li> </ul> </li> </ul> |                     |                    |          |



# 2023-2025 Commission Goals and Strategies

## Job Category

### June 2024 UPDATE

|                             |            |                           |          |
|-----------------------------|------------|---------------------------|----------|
| <b>Department Contact:</b>  | John Lewis | <b>Date:</b>              | 6/4/2024 |
| <b>Percentage Complete:</b> | Ongoing    | <b>Target Completion:</b> | Ongoing  |

#### Goal 7.2 National Pollution Discharge Elimination System (NPDES requirements/sampling)

##### IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)

**NOVEMBER 1, 2023 – PROVIDE THE CITY COMMISSION WITH AN ANNUAL PRESENTATION REGARDING THE CITY’S STORMWATER PROGRAM, MUNICIPAL STORMWATER POLLUTION PREVENTION ACTIVITIES, AND BEST PRACTICES FOR RESIDENTS TO PREVENT STORMWATER POLLUTION. DONE**

**NOVEMBER 2023 – ALIGNED WITH THE CITY’S WINTER WEATHER RESPONSE PLAN, DEVELOP AN SOP FOR THE CITY’S ROAD MAINTENANCE STRATEGY TO DOCUMENT MATERIAL SELECTION, STORAGE, PROPER APPLICATION (TIMING AND RATES), COLLECTION, AND REUSE OPPORTUNITIES. DONE**

**FEBRUARY 26, 2024 - PROVIDE THE PLANNING COMMISSION WITH AN ANNUAL PRESENTATION REGARDING THE CITY’S STORMWATER PROGRAM, MUNICIPAL STORMWATER POLLUTION PREVENTION ACTIVITIES, AND BEST PRACTICES FOR RESIDENTS TO PREVENT STORMWATER POLLUTION. DONE**

**FEBRUARY 28, 2024 - DEVELOP AN SOP THAT OUTLINES POLLUTION PREVENTION MEASURES WHEN CLEANING UP ABANDONED CAMPSITES IN PUBLIC AREAS. SOP MAY BE ADDED TO THE LARGER MUNICIPAL OPERATIONS SOP (BMP OM-2). DONE**

**FEBRUARY 28, 2024 – DEVELOP AN SOP FOR PESTICIDE AND FERTILIZER STORAGE, APPLICATION, AND DISPOSAL. SOP MAY BE ADDED TO MUNICIPAL OPERATIONS SOP IN OM-2. REVISE STANDARD LANGUAGE FOR MAINTENANCE AND LANDSCAPING CONTRACTS TO INCLUDE PROVISIONS AND RESTRICTIONS FOR PESTICIDE AND FERTILIZER APPLICATION. DONE**

**JUNE 2024 - PREPARE AN ILLICIT DISCHARGE ORDINANCE THAT WILL UPDATE OCMC 8.08 TO SPECIFICALLY PROHIBIT ILLICIT DISCHARGES (AND ALLOW OR CONDITIONALLY ALLOW OTHERS), CONSISTENT WITH NPDES MS4 PERMIT SCHEDULE A.1.D. INCLUDE ESCALATING ENFORCEMENT BASED ON SEVERITY AND INTENT OF INCIDENT. ON TRACK**

##### STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)

**THE PUBLIC WORKS DEPARTMENT MANAGES THE NPDES PROGRAM WITHIN THE STORMWATER DIVISION AND IN ACCORDANCE WITH THE NPDES MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PHASE I PERMIT. OUR STORMWATER MANAGEMENT PROGRAM (SWMP) DOCUMENT LAYS OUT A LONG LIST OF ACTIVITIES THE CITY MUST IMPLEMENT TO COMPLY WITH THE CITY’S NPDES MS4 PERMIT. THE PROGRAM CATEGORIES INCLUDE PUBLIC EDUCATION AND OUTREACH, PUBLIC INVOLVEMENT, ILLICIT DISCHARGE DETECTION AND ELIMINATION, EROSION AND SEDIMENT CONTROL, POST CONSTRUCTION, MUNICIPAL OPERATIONS AND MAINTENANCE, INDUSTRIAL AND COMMERCIAL PROGRAM, AND ADDITIONAL PROGRAM ELEMENTS.**

**DETAILS ON THE CITY’S NPDES PROGRAM ARE MOST EASILY FOUND VIA THE CITY’S WEBSITE AT [HTTPS://WWW.OREGONCITY.ORG/1165/NPDES-MS4-PHASE-I-PERMIT---CLACKAMAS-GRO](https://www.oregoncity.org/1165/NPDES-MS4-PHASE-I-PERMIT---CLACKAMAS-GRO)**

**ONE ALL-ENCOMPASSING ACCOMPLISHMENT OF THE NPDES PROGRAM IS THE CITY’S DEDICATED NPDES WEBPAGE. PROVIDING ACCESS TO A LONG LIST OF REFERENCE DOCUMENTS COMPILED IN ONE LOCATION ACCESSIBLE TO THE PUBLIC IS A RECENT ACCOMPLISHMENT. WEBSITE ACCESS PROVIDES EASY ACCESS TO THE MS4 PERMIT, THE SWMP, A LONG HISTORY OF ANNUAL REPORTS, AND SEVERAL OTHER SUPPORTING DOCUMENTS THAT THE CITY HAS CREATED TO MAINTAIN COMPLIANCE WITH FEDERAL AND STATE MANDATES AND TO REDUCE DISCHARGES OF POLLUTANTS TO RECEIVING WATERS.**

**ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE) REMAINS A PRIORITY. STAFF RECENTLY COMPLETED DRY WEATHER OUTFALL INSPECTIONS, AND ALL NINE STRATEGICALLY IDENTIFIED NON-RESIDENTIAL OUTFALLS WERE CONFIRMED TO BE FREE OF ILLICIT DISCHARGE. PUBLIC WORKS TO CONTINUE TO ASSESS NEW OUTFALL SITES FOR CONSIDERATION FOR THIS INSPECTION PROCESS. THE PRIORITIZATION CRITERIA FOR OUTFALL INSPECTIONS WAS REVIEWED AND DEEMED APPROPRIATE FOR CURRENT PERMIT REQUIREMENTS AND LANGUAGE FOR IDDE SOP WAS UPDATED TO REFLECT THE 2021-2026 MS4 PERMIT.**

**THE CONSTRUCTION SITE RUNOFF CONTROL PROGRAM CONTINUES TO REMAIN EFFECTIVE. THIS IS ACCOMPLISHED THROUGH REGULATORY REQUIREMENTS, PLAN REVIEWS, PERMITTING AND CONSTRUCTION SITE INSPECTIONS, ENFORCEMENT PROCEDURES, EDUCATION, AND TRAINING. PROCEDURES ARE CLEARLY OUTLINED IN THE NEWLY COMPLETED OREGON CITY EROSION CONTROL ENFORCEMENT STANDARD OF PRACTICE, AS REQUIRED BY SWMP BMP EC-6.**

**INSPECTIONS OF PUBLIC STORMWATER MANAGEMENT FACILITIES REMAIN A ROUTINE PRACTICE. STAFF IS TASKED WITH IDENTIFYING MAINTENANCE NEEDS AND ISSUING WORK ORDERS WHEN REPAIRS OR MAINTENANCE IS REQUIRED. FOR THE PUBLICLY OWNED FACILITIES STAFF PERFORM MAINTENANCE ACTIONS TO MAINTAIN STORMWATER MANAGEMENT FACILITY PERFORMANCE ON A MONTHLY BASIS.**

**PUBLIC WORKS DEVELOP AN SOP THAT OUTLINES POLLUTION PREVENTION MEASURES WHEN CLEANING UP ABANDONED CAMPSITES IN PUBLIC AREAS.**

**PUBLIC WORKS DEVELOP AN SOP FOR PESTICIDE AND FERTILIZER STORAGE, APPLICATION, AND DISPOSAL. STAFF HAVE CONDUCTED INSPECTIONS OF HIGH-PRIORITY BUSINESSES IDENTIFIED THROUGH THE INDUSTRIAL/COMMERCIAL FACILITY SCREENING PROGRAM. DURING SITE INSPECTIONS, STAFF REVIEWS ONSITE STORMWATER SYSTEMS, POLLUTION PREVENTION MEASURES, MATERIAL TRANSPORT AND STORAGE, AND WASTE DISPOSAL. THE INDUSTRIAL/COMMERCIAL FACILITIES STRATEGY HAS BEEN UPDATED TO REFLECT NEW PERMIT LANGUAGE AND SUBMITTED THE FINAL DOCUMENT (WITH COMMENTS ADDRESSED) TO THE DEQ AND IS NOW AVAILABLE ON THE CITY'S WEBSITE**

**STAFF ARE BEGINNING THE PROCESS OF TRANSLATING PUBLISHED PUBLIC INFORMATIONAL FLIERS AND KEY PROGRAM OUTREACH INFORMATION TO LOAD THEM ON THE DEPARTMENT'S WEBSITE.**

**THE GREEN INFRASTRUCTURE/LOW IMPACT DESIGN (LID) STRATEGY HAS BEEN COMPLETED TO REFLECT NEW, PERMIT LANGUAGE & A GAP ANALYSIS HAS BEEN PERFORMED ON ALL MUNICIPAL CODES AND STANDARDS TO ENSURE THERE ARE NO BARRIERS TO LID IMPLEMENTATION. A TECHNICAL REVIEW MEMO OF THE GAP ANALYSIS HAS BEEN MADE AVAILABLE TO THE PUBLIC AND DEQ IN THE ONLINE LIBRARY.**

**TWO CAPITAL IMPROVEMENT PROJECTS HAVE BEEN CONSTRUCTED AS A RESULT OF ADDRESSING THE 2015 HYDROMODIFICATION ASSESSMENT TO MINIMIZE STREAM BANK EROSION AND IMPROVE WATER QUALITY. SITE PRIORITIZATION, ASSESSMENT, AND PLANNING FOR FUTURE IMPROVEMENTS IS ONGOING. AN UPDATE IS REQUIRED BY THE DEQ AND WAS SUBMITTED WITH THE MS4 ANNUAL REPORT.**

# 2021-2023 Commission Goals and Strategies

## Job Category

| June 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |              |                           |          |
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| <b>Department Contact:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Kendall Reid | <b>Date:</b>              | 6/4/2024 |
| <b>Percentage Complete:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 99%          | <b>Target Completion:</b> | 6/2024   |
| <b>Goal: 2.5 Parks Master Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                           |          |
| <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b></p> <p>THE MASTER PLAN WILL PROVIDE A VISION FOR THE DEVELOPMENT, MAINTENANCE, AND OPERATION OF THE PARK SYSTEM. IT WILL PROVIDE SPECIFIC TOOLS AND GUIDANCE FOR ACHIEVING THE GOALS AND ACTION ITEMS ENVISIONED BY CITY STAFF AND THE COMMUNITY. IT WILL PROVIDE AN INVENTORY OF EXISTING PARKS AND RECREATION FACILITIES, FINDINGS FROM THE PLANNING PROCESS AND COMMUNITY ENGAGEMENT, A VISION STATEMENT, GOALS, AND RECOMMENDATIONS FOR SYSTEM-LEVEL AND PARK-SPECIFIC IMPROVEMENTS, PARKLAND ACQUISITION STRATEGY, AND A SUGGESTED FUNDING STRATEGY. THE PROCESS WILL TAKE APPROXIMATELY 24 MONTHS, AND WE WILL WORK WITH A CONSULTANT TO COMPLETE THIS PLAN.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                           |          |
| <ul style="list-style-type: none"> <li>• <b>STATUS UPDATE: WE PLAN TO PRESENT THE FINAL DRAFT OF THE MASTER PLAN TO CIC ON JUNE 3<sup>RD</sup>. THEN, IT WILL BE LISTED ON THE CONSENT AGENDA FOR APPROVAL BY THE CITY COMMISSION AT THE JUNE 5<sup>TH</sup> MEETING. ONCE THE MASTER PLAN IS APPROVED BY THE CITY COMMISSION, WE WILL BEGIN THE PROCESS OF ADOPTING IT INTO THE COMPREHENSIVE PLAN.</b></li> <li>• <b>CONSULTANT PRESENTED TO YAC – MAY 13<sup>TH</sup></b></li> <li>• <b>CONSULTANT PROVIDED STAFF TRAINING ON CONNECTION &amp; CUSTOMER SERVICE – MAY 7<sup>TH</sup></b></li> <li>• <b>CONSULTANT PRESENTED AT JOINT WORK SESSION WITH PRAC &amp; CITY COMMISSION TO DISCUSS PLAN &amp; CIP – MAY 7<sup>TH</sup></b></li> <li>• <b>PUBLIC ENGAGEMENT EVENT AT PIONEER COMMUNITY CENTER @ 6:00 – MAY 6<sup>TH</sup></b></li> <li>• <b>MEETING WITH CONSULTANT TO FINALIZE CIP PLAN – APRIL 29<sup>TH</sup></b></li> <li>• <b>CONSULTANT PRESENTED TO PLANNING COMMISSION – APRIL 22<sup>ND</sup></b></li> <li>• <b>CONSULTANT PRESENTED PLAN TO PRAC – MARCH 28<sup>TH</sup></b></li> <li>• <b>MEETING WITH CONSULTANT TO DISCUSS CIP PLAN – MARCH 19<sup>TH</sup></b></li> <li>• <b>MASTER PLAN/CIP CHECK-IN MEETING – JANUARY 10<sup>TH</sup></b></li> <li>• <b>PROVIDED CIP PLAN PROJECT LIST TO CONSULTANTS – NOVEMBER 14<sup>TH</sup></b></li> <li>• <b>JOURNEY-MAPPING TOP 10 WITH MANAGERS – OCTOBER 31<sup>ST</sup></b></li> <li>• <b>CIP PLAN MEETING WITH CONSULTANTS – OCTOBER 25<sup>TH</sup></b></li> <li>• <b>SDC / MASTER PLAN CHECK-IN MEETING – SEPTEMBER 26<sup>TH</sup></b></li> <li>• <b>CONSULTANT PRESENTED TO YAC -AUGUST 14<sup>TH</sup></b></li> <li>• <b>JOURNEY-MAPPING MODEL MEETING WITH MANAGERS – AUGUST 10<sup>TH</sup></b></li> <li>• <b>CONSULTANT PRESENTED TO CIC – AUGUST 7<sup>TH</sup></b></li> </ul> |              |                           |          |

- **HAPPIFEET APP LAUNCHED AND MARKETING IN PARKS**
- **CONSULTANT PRESENTED UPDATE TO CITY COMMISSION – JULY 11<sup>TH</sup>**
- **CULTURE TRAINING WITH PARKS AND RECREATION STAFF – JULY 11<sup>TH</sup>**
- **PUBLIC ENGAGEMENT EVENT – JULY 10<sup>TH</sup> AT CITY HALL**
- **CONSULTANT PRESENTED TO PRAC – JUNE 22<sup>ND</sup>**
- **COMPREHENSIVE PLAN DRAFT PRESENTED TO PARKS DEPARTMENT – JUNE 2023**
- **MET WITH CONSULTANT TO DISCUSS FINAL DRAFT OF PLAN – MAY 21<sup>ST</sup>**
- **FINANCIAL ANALYSIS AND DEVELOPMENT OF A FUNDING PLAN – MARCH 2023**
- **MET WITH CONSULTANT TO DISCUSS ONLINE SURVEY RESULTS – FEBRUARY 17<sup>TH</sup>**
- **UPDATED PROJECT PLAN RECEIVED FROM CONSULTANT FEBRUARY 3<sup>RD</sup>**
- **UPDATE PROVIDED TO PRAC ON JANUARY 26<sup>TH</sup>**
- **HELD SECOND PUBLIC ENGAGEMENT MEETING AT CITY HALL – JANUARY 23<sup>RD</sup>**
- **2-DAY DEPARTMENT COLLABORATION ON STRATEGY DEVELOPMENT AND FUTURE VISION – JANUARY 23-24<sup>TH</sup>**
- **PUBLIC ENGAGEMENT MEETING – DECEMBER 5<sup>TH</sup> AT ROBERT LIBKE AT 6 PM**
- **STRATEGIC PLANNING MEETING – DECEMBER 5<sup>TH</sup> & 6<sup>TH</sup> AT CITY HALL**
- **UPDATE PROVIDED TO PRAC ON DECEMBER 1<sup>ST</sup>**
- **UPDATE PROVIDED TO CITY COMMISSION ON NOVEMBER 16<sup>TH</sup>**
- **ONLINE SURVEY WAS COMPLETED ON OCTOBER 10<sup>TH</sup>**
- **STATISTICALLY VALID SURVEY WAS COMPLETED ON SEPTEMBER 26<sup>TH</sup>**
- **ETC SURVEY WAS MAILED TO ALL OREGON CITY RESIDENTS ON AUGUST 6<sup>TH</sup> AND THE ONLINE SURVEY GOES LIVE AUGUST 22<sup>ND</sup> AND CLOSES ON SEPTEMBER 30<sup>TH</sup>.**
- **FIRST PUBLIC ENGAGEMENT MEETING ON JUNE 2<sup>ND</sup> TO INTRODUCE CONSULTANT TO THE CITY AND OUTLINE PROJECT TIMELINE. GATHERED FEEDBACK FROM ATTENDEES ABOUT WHAT THEY WANT TO SEE IN OREGON CITY PARKS.**
- **ONSITE VISIT AND STAKEHOLDER INTERVIEWS TOOK PLACE JUNE 1 -2<sup>ND</sup>**
- **PARKS MASTER PLAN WEBSITE WENT LIVE ON MAY 16<sup>TH</sup>**
- **THE PARKS MASTER PLAN CONTRACT WAS APPROVED ON APRIL 6<sup>TH</sup>**
- **AN INTENT TO AWARD WAS POSTED ON MARCH 16<sup>TH</sup>. PROS CONSULTING LLC HAS BEEN CHOSEN AS THE FIRM WHOM WE WILL BE WORKING WITH FOR THE PARKS MASTER PLAN.**
- **AN RFP WAS ISSUED TO SEEK A CONSULTANT TO UPDATE THE PARKS MASTER PLAN IN DECEMBER 2021.**
- **AN RFP WAS PUBLISHED AND WE ARE SEEKING PROPOSALS FOR THE PARKS MASTER PLAN. PROPOSALS ARE DUE ON FEBRUARY 4<sup>TH</sup>. WE WILL REVIEW THE RECEIVED PROPOSALS AND CHOSE AN APPROPRIATE CONSULTANT TO MOVE FORWARD WITH. AN EXPECTED ANNOUNCEMENT OF THE WINNING PROPOSAL WILL HAPPEN ON FEBRUARY 18<sup>TH</sup>.**

# 2021-2023 Commission Goals and Strategies



Item a.

| June 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                    |          |
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| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Economic Development | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 95%                  | Target Completion: | 9/2024   |
| Goal 2, Strategy 2.6 Assess the Communication Infrastructure and Equipment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                    |          |
| <p><i>STRATEGY TO ESTABLISH COMMUNITY -WIDE FIBER OPTIC CONNECTIVITY TO HOMES AND BUSINESSES THROUGHOUT OREGON CITY.</i></p> <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b></p> <ul style="list-style-type: none"> <li>• INTERDEPARTMENTAL RECOMMENDATION TO CITY COMMISSION</li> <li>• COMPLETE INTERNAL REVIEW OF DRAFT FINAL REPORT</li> <li>• PRESENT TO CITY COMMISSION FOR REVIEW AND DIRECTION.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |                    |          |
| <p><b>STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)</b></p> <ul style="list-style-type: none"> <li>• INTERDEPARTMENTAL FOCUS GROUP DISCUSS HOW TO PROCEED WITH DEVELOPING RECOMMENDATIONS TO CITY COMMISSION</li> <li>• STAFF MANAGEMENT HAVE BEEN GIVEN ACCESS TO THE FINAL DRAFT REPORT AND ARE BEING ASKED TO PROVIDE THEIR COMMENTS AND INPUT BEFORE IT IS SUBMITTED TO THE CITY COMMISSION.</li> <li>• COMPLETED CITY-WIDE SURVEY TO UNDERSTAND HOW MUCH IMPORTANCE RESIDENCE AND BUSINESSES PLACE ON HIGH-SPEED BROADBAND CONNECTIVITY. COMPLETED SURVEYS WERE RECEIVED FROM 407 RESIDENTIAL PARTICIPANTS. 92% SAID THAT ACCESS TO AFFORDABLE BROADBAND IS AS ESSENTIAL AS OTHER UTILITIES</li> <li>• INITIAL DRAFT INTERIM REPORT WITH RECOMMENDATIONS WAS SUBMITTED BY THE CONSULTANT TO THE ECONOMIC DEVELOPMENT DEPARTMENT FOR REVIEW</li> <li>• PROMOTED THE STUDY TO THE PUBLIC VIA WEEKLY AND QUARTERLY OREGON TRAIL NEWS</li> <li>• MAGELLAN ADVISORS WAS CHOSEN AS THE FIBER OPTICS STUDY CONSULTANT</li> <li>• DETERMINED THAT FUNDING FOR BROADBAND CONSULTANTS TO CONDUCT THE FIBER-OPTIC FEASIBILITY STUDY IS ELIGIBLE UNDER THE AMERICAN RESCUE PLAN ACT</li> <li>• RECEIVED INFORMATION FROM ANOTHER CITY WITHIN OREGON ON THEIR APPROACH TO ESTABLISHING FIBEROPTIC CONNECTIVITY WITHIN THEIR CITY</li> <li>• STAFF HAS BEGUN DRAFTING AN RFP TO ENGAGE BROADBAND CONSULTANTS</li> <li>• RFP COMPLETED AND DISTRIBUTED TO BROADBAND CONSULTANTS</li> <li>• DEADLINE TO RECEIVE RFPS BACK FROM BROADBAND CONSULTANTS IS NOV. 19<sup>TH</sup></li> <li>• DISTRIBUTED 4 RFPS TO VARIOUS BROADBAND CONSULTANTS ONLY RECEIVED ONE BACK</li> <li>• STAFF WILL MEET THE WEEK OF DEC 6, 2021, TO REVIEW THE PROPOSAL</li> <li>• WILL BE ENTERING INTO A CONTRACT WITH MAGELLAN ADVISORS IN FEBRUARY. CONTRACT WILL BE ON FEBRUARY 2, 2022, CITY COMMISSION CONSENT AGENDA.</li> <li>• HAVE REGULAR PROJECT MEETINGS WITH MAGELLAN ADVISORS</li> </ul> |                      |                    |          |



# 2021-2023 Commission Goals and Strategies

## Job Category



Item a.

| June 2024 UPDATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |                    |          |
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| Department Contact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Tony Konkol | Date:              | 6/4/2024 |
| Percentage Complete:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 90%         | Target Completion: | 6/2024   |
| Goal 2, Strategy 2.7 Develop a citywide facility master plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |                    |          |
| <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES: (LOOKING AHEAD AT THE NEXT 3 MONTHS)</b></p> <ul style="list-style-type: none"> <li>• THE DRAFT MASTER PLAN WILL BE REVIEWED BY THE CITY COMMISSION AT THE JUNE 5<sup>TH</sup>, 2024 MEETING. EDITS RECOMMENDED BY THE CITY COMMISSION HAVE BEEN INCORPORATED INTO THE DOCUMENT.</li> <li>• THE DRAFT MASTER PLAN HAS BEEN DISCUSSED AT BY THE CITY COMMISSION AT TWO WORKSESSIONS AND A COMMISSION MEETING.</li> <li>• A DRAFT OREGON CITY 20-YEAR MASTER PLAN SITE ASSESSMENT AND NEEDS STUDY IS IN REVIEW.</li> <li>• THE FACILITIES MASTER PLAN WILL EVALUATE THE CITY'S EXISTING FACILITIES AND PROVIDE A 20-YEAR MASTER PLAN THAT WILL CONSIST OF STRATEGIES, SUSTAINABILITY OPPORTUNITIES, BUDGET ESTIMATES, BUILDING SPACE AND SQUARE FOOTAGE ALLOCATION NEEDS, AND SCHEDULES THAT REFLECT CITY GOALS AND FUTURE NEEDS TO SUPPORT THE COMMUNITY.</li> <li>• THE FOLLOWING BUILDINGS WILL BE INCLUDED IN THE FACILITIES MASTER PLAN: PUBLIC WORKS – CENTER STREET, CITY HALL, COMMUNITY DEVELOPMENT BUILDING, END OF THE OREGON TRAIL INTERPRETIVE CENTER, ERMATINGER HOUSE, PUBLIC WORKS OPERATION FACILITY – FIR STREET, 7<sup>TH</sup> STREET FIRE STATION, LIBRARY, PIONEER COMMUNITY CENTER, OREGON CITY POOL, TRAIN DEPOT, ROBERT LIBKE PUBLIC SAFETY FACILITY, MT. VIEW RESERVOIR FACILITY, BUENA VISTA HOUSE, AND MT. VIEW CEMETERY.</li> </ul> <p><b>STATUS: (WHAT HAS BEEN DONE/IS BEING DONE)</b></p> <ul style="list-style-type: none"> <li>• Oregon City contracted with Scott Edwards Architecture LLP (SEALLP).</li> <li>• Programming workshops have occurred.</li> <li>• Facilities Master Plan was finalized and submitted to the City Manager from SEALLP.</li> <li>• The site visits will document information (general condition, access, storage, and parking capacity for staff/visitors) and identify the work and public services being provided at each location.</li> </ul> |             |                    |          |

## 2021-2023 Commission Goals and Priorities

### JUNE 2024 UPDATE

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| <b>Department Contact:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Planning/Public Works | <b>Date:</b>     | 6/4/2024 |
| <b>Percentage Complete:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Ongoing               | <b>Timeline:</b> | Ongoing  |
| <b>Goal 7, Strategy 7.1 - Determine and Establish Relationships with the Tribes that have a Shared History with Oregon City</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                  |          |
| <p><b>IMPORTANT OR RELEVANT DATES/MILESTONES:</b></p> <ul style="list-style-type: none"> <li>• <b>Continual identification of opportunities to improve communication:</b> <ul style="list-style-type: none"> <li>○ Staff continue to meet with staff from CTGR and CTUIR on a monthly basis to ensure open communications</li> <li>○ Additionally, for all new land use applications, Planning staff send notification to tribal contacts.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |                  |          |
| <p><b>Status:</b></p> <ul style="list-style-type: none"> <li>• Confederated Tribes of the Grand Ronde:           <ul style="list-style-type: none"> <li>○ CTGR Staff gave a presentation to the City Commission during a work session on May 7<sup>th</sup>, 2024 to give an overview of the history of the site and what the CTGR envisions for the future of the site.</li> <li>○ Staff meets monthly with staff from the Confederated Tribes of Grand Ronde to identify opportunities to increase communication, explore formalizing a government-to-government relationship, and support private development.</li> <li>○ Staff also continue to meet separately with CTGR regarding redevelopment of the Blue Herron site now called tumwata Village.</li> <li>○ Staff visited the site in late May 2023 to learn more about the redevelopment plans.</li> </ul> </li> <li>• Confederated Tribes of the Umatilla Indian Reservation           <ul style="list-style-type: none"> <li>○ June 3, 2024 marks the date when a permanent tribute to the five Cayuse Men will open and become available for the public to witness.</li> <li>○ The Oregon City Historic Review Board and the Park and Recreation Advisory Committee review this application and found no adverse impacts or incompatibility with the historic nature of the Promenade or use as a park.</li> <li>○ Staff met monthly with staff from the Confederated Tribes of the Umatilla to discuss the Cayuse Five Tribute project. The City Commission authorized \$150,000 towards completion and staff is continuing to support the design and location of the Cayuse Five Tribute.</li> <li>○ City Commissioners and staff met with CTUIR Board of Trustees in July 2023 in support of government to government relations.</li> </ul> </li> </ul> |                       |                  |          |