



CITY OF OREGON CITY PLANNING COMMISSION AGENDA

**Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Monday, May 12, 2025 at 7:00 PM**

Ways to participate in this public meeting:

- *Attend in person, location listed above. Please see the public comment guidelines below.*
- *Attend the livestream of the meeting on the City's YouTube Channel:*

<https://www.youtube.com/user/CityofOregonCity>

- *Register to provide electronic testimony (email ocplanning@orcity.org or call 503-722-3789 by 3:00 PM on the day of the meeting to register)*
- *Email ocplanning@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. APPROVAL OF MINUTES

- a. Approval of meeting minutes for 4/14/2025 work session and regular meeting

3. PUBLIC COMMENTS

Please see the public comment guidelines below.

4. PUBLIC HEARINGS

- a. GLUA 25-02: LEG-25-01 - Legislative update to the Parks Master Plan, an Ancillary Document to the OC2040 Comprehensive Plan.

5. COMMUNICATIONS

6. ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

ADA NOTICE

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.

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](https://www.cityoforegoncity.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 WPMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY PLANNING COMMISSION WORK SESSION MINUTES - Draft

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City

Monday, April 14, 2025, at 6:00 PM

1. CALL TO ORDER AND ROLL CALL

Vice Chair Dole called the meeting to order at 6:20 PM.

Present: 6 – Vice Chair Brandon Dole, Commissioner Greg Stoll, Commissioner Karla Laws (Virtual), Commissioner Dirk Schlagenhauer, Commissioner Victoria Meinig (Late), Chair Paul Espe (Late)

Absent: 1 - Commissioner Bob LaSalle – excused

Staffers: 7 - Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Senior Planner Christina Robertson-Gardiner, Asst Planner Jude Thaddaeus, Deputy City Attorney Carrie Richter, City Attorney Missy Ryan, Administrative Assistant Kay Neumann

2. PRESENTATION

- a. **Thimble Creek Market Assessment and Development Scenarios Update and Next Steps** Christina Robertson Gardner, Senior Planner, and Ann Griffin, Economic Development Coordinator, presented an update on the Thimble Creek concept plan market assessment. The assessment was funded by a Metro grant and aimed to identify barriers to redevelopment in the area and potential city actions to reduce or remove these barriers.

Ms. Robertson Gardner explained that the Thimble Creek concept plan area, originally known as the Beaver Creek Road concept plan, was brought into the urban growth boundary around 2002-2003 and adopted as a concept plan in 2008. Implementing zoning was adopted in 2020. The plan focuses on marrying jobs and housing, with employment areas designated for campus industrial and job-oriented approaches.

Ms. Griffin emphasized the importance of employment land for Oregon City, highlighting the need for sustainable wages, a jobs-to-household balance, and complete communities. She noted that having employers pay taxes contributes to the overall fiscal health of the community.

Factors impacting the pace of development were discussed, including lot sizes, future transportation networks, and public infrastructure costs. The presenters outlined policy considerations ranging from minor code updates to more significant interventions like partnering with Clackamas Community College or offering financial incentives for infrastructure development.

Potential development code changes were presented, including:

- Allowing more outdoor storage space

- Decreasing buffer requirements between residential zoning and development
- Adjusting setback requirements
- Permitting warehousing and distribution as an accessory use
- Reviewing and potentially reducing sustainability requirements

Ms. Griffin discussed various infrastructure funding options, such as state loans or grants, local improvement districts, and tax increment financing.

The presenters concluded by outlining next steps, including the appointment of City Commission champions (Mayor McGriff and Commissioner Mitchell) to oversee the project's progress. The market assessment document will be adopted by resolution in May, acknowledging its receipt and potential for future work plans.

Commissioners asked questions about local improvement districts, tax increment financing, and urban renewal districts. Ms. Griffin and Ms. Robertson Gardner provided clarifications on these topics.

Inquiries were made as to if the city owned any property in the Thimble Creek area, to which the response was negative. They were also asked about feedback from prospective developers, and Ms. Robertson Gardner mentioned that cost of development, building size, and outdoor storage were significant concerns. She also noted that restrictions on development under BPA power lines had increased since the initial concept plan, potentially necessitating adjustments to outdoor storage allowances.

5. COMMUNICATIONS

A. None.

6. ADJOURNMENT

Vice Chair Dole adjourned the work session at 6:50 p.m.



CITY OF OREGON CITY

PLANNING COMMISSION

MINUTES - Draft

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City

Monday, April 14, 2025, at 7:00 PM

1. CALL TO ORDER AND ROLL CALL

Chair Espe called the meeting to order at 7:00 PM.

Present: 6 – Chair Paul Espe, Vice Chair Brandon Dole, Commissioner Greg Stoll, Commissioner Karla Laws (Virtual), Commissioner Dirk Schlagenhauser, Commissioner Victoria Meinig

Absent: 1 - Commissioner Bob LaSalle – excused

Staffers: 5 - Community Development Director Aquilla Hurd-Ravich, Planning Manager Pete Walter, Asst Planner Jude Thaddaeus, City Attorney Missy Ryan, Administrative Assistant Kay Neumann

2. CEREMONIES

A. Oath of Office for new Planning Commissioner - Victoria Meinig

Mayor McGriff administered the oath of office to new Planning Commissioner Victoria Meinig. The mayor expressed hope that Commissioner Meinig would enjoy her tenure and learn a lot in her new role.

Mayor McGriff also reminded commissioners about completing ethics training.

3. APPROVAL OF MINUTES

A. Approval for Meeting Minutes from 3/10/2025

A motion was made by Commissioner Stoll, seconded by Vice Chair Dole to approve the meeting minutes for March 10, 2025.

The motion carried by the following vote:

Yea: 6 - Commissioner Laws, Commissioner Schlagenhauser, Commissioner Stoll, Vice Chair Dole, Chair Espe

4. PUBLIC COMMENTS

A. None.

5. PUBLIC HEARINGS

A. Initial Hearing on Climate Friendly and Equitable Communities Code Amendments – LEG-25-00002

Chair Espe introduced the legislative hearing on Climate Friendly and Equitable Communities (CFEC) code amendments. He explained the hearing procedure and approval criteria.

Pete Walter, Planning Manager, presented an overview of the proposed CFEC code amendments. He noted technical difficulties with displaying slides, so paper copies were provided.

Brian Davis from Studio Davis provided background on the CFEC rules and Oregon City's process for implementing them. He explained the city chose to eliminate minimum parking requirements within a half-mile of frequent transit service and implement other required reforms.

Mr. Walter reviewed the proposed code amendments chapter by chapter, highlighting key changes related to definitions, parking requirements, landscaping, electric vehicle charging, and other areas. He noted revised conditions of approval were recommended based on clarifications requested by the applicant.

The Planning Commission discussed options for measuring the half-mile transit buffer area - either using a straight line method or a "walkable" distance method. Commissioners expressed support for using the walkable distance method.

A motion was made by Commissioner Stoll, seconded by Commissioner Laws, to recommend approval of modifications to the proposed CFEC code amendments to the City Commission, and also recommended the use of "walking distance" measurement for the half-mile transit corridor.

The motion carried by the following vote:

Yea: 6 - Commissioner Laws, Commissioner Schlagenhauser, Commissioner Stoll, Commissioner Meinig, Vice Chair Dole, Chair Espe

B. GLUA-24-00020/MAS-24-00001: Clackamas Community College Master Plan 2024-44

Chair Espe introduced the quasi-judicial hearing on the Clackamas Community College Master Plan. He explained the hearing procedure and asked commissioners to declare any ex parte contacts or conflicts of interest. No conflicts were declared.

Jude Thaddaeus, Assistant Planner, presented the staff report. He outlined the key elements of the proposed 20-year master plan, including approximately 106,000 square feet of new building area in two phases. Mr. Thaddaeus reviewed the approval criteria and staff's recommended conditions of approval, including revised conditions 9 and 10 based on clarifications from the applicant.

Ben Schoenberger, representing Clackamas Community College, provided an overview of the master plan. He explained it provides a framework for future development, with specific projects to be reviewed later through detailed development plans. Mr. Schoenberger noted enrollment declines due to the pandemic have reduced anticipated impacts from new development compared to previous projections.

Tim Cook, President of Clackamas Community College, discussed changes in higher education and how the master plan reflects evolving student needs. He highlighted key projects like the Natural Resource Center of Excellence and improvements to campus trails and open spaces.

Commissioners asked clarifying questions about trail improvements, sewer connections, and future building plans. There were no public comments.

A motion was made by Commissioner Stoll, seconded by Commissioner Schlagenhauser, moved to approve GLUA-24-0002- and MAS-24-00001 with revised conditions as provided.

The motion carried by the following vote:

Yea: 6 - Commissioner Laws, Commissioner Schlagenhauser, Commissioner Stoll, Commissioner

6. COMMUNICATIONS

- A. Staff announced an upcoming April 28th meeting to review legislative amendments related to the Parks and Recreation Master Plan.
- B. It was noted this would be Aquilla Hurd-Ravich's last meeting as she was leaving her position. Commissioners thanked her for her service.

7. ADJOURNMENT

Chair Espe adjourned the meeting at 8:30 p.m.



CITY OF OREGON CITY

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

Staff Report

To:	Planning Commission	Agenda Date:	May 12, 2025
From:	Christina Robertson-Gardiner, Senior Planner		

SUBJECT:

GLUA 25-02: LEG-25-01 - Legislative update to the Parks Master Plan, an Ancillary Document to the OC2040 Comprehensive Plan.

STAFF RECOMMENDATION:

Recommendation approval of GLUA-25-02 / LEG-25-01 to the City Commission

EXECUTIVE SUMMARY:

The City Commission adopted the Parks Master Plan (2023) in June 2024 after an extensive public engagement process and City Commission review. The final step in the process is to adopt the document as an ancillary document to the Comprehensive Plan. This step integrates the adopted vision into the City's Comprehensive Plan with the same weight as the master plans of other city assets, such as the Transportation System Plan and Water, Storm, and Sewer Master Plans.

By integrating the Park's Master plan with the Comprehensive Plan, the city establishes a long-term vision for parks and recreation. This ensures that park development aligns with broader community goals, growth patterns, and land-use strategies. A Master Plan adopted through the legislative land use process is also needed to attract funding from grants and other sources, requiring a formal plan to support improvements in parks and recreation, as well as legal support for any future system development fees (SDCs).

The Parks Master Plan document (2023) and the newly created Exhibit A, which identifies and describes existing and proposed parks keyed to a map, will provide the needed legal nexus for implementation.

BACKGROUND:

File No. LEG-25-00001 updates the Oregon City Parks Master Plan (2008) by adopting the Oregon City Parks Master Plan (2023). The Oregon City Parks Master Plan is an ancillary document to the Oregon City Comprehensive Plan. The City Commission directed staff to implement the Parks Master Plan at their June 12, 2024, meeting. The plan was approved, and staff were asked to start the Legislative adoption process.

Please refer to the staff report for additional information about the creation of the plan.

NEXT STEPS:

OPTIONS:

1. Recommend approval to the City Commission.
2. Do not recommend approval to the City Commission.
3. Request additional information from staff and continue the hearing.

LEGISLATIVE STAFF REPORT AND RECOMMENDATION

A preliminary analysis of the applicable approval criteria for a legislative proposal is enclosed within the following report.

May 2, 2025

HEARING DATE: May 12, 2025 - Planning Commission

FILE NUMBER: GLUA 25-0002: LEG-25-0001

APPLICATION TYPE: Legislative (OCMC 17.50.170)

APPLICANT: City of Oregon City, c/o Parks and Recreation Department, 500 Hilda Street, Oregon City, OR 97045

REQUEST: Legislative. The Parks and Recreation Department proposes an update to the Parks Master Plan, an Ancillary Document to the OC2040 Comprehensive Plan. This proposal amends the Comprehensive Plan.

LOCATION(S): City Wide

17.50.170 - Legislative hearing process.

A. Purpose. Legislative actions involve the adoption or amendment of the city's land-use regulations, comprehensive plan, maps, inventories and other policy documents that affect the entire city or large portions of it. Legislative actions which affect land use must begin with a public hearing before the planning commission.

B. Planning Commission Review.

1. Hearing Required. The planning commission shall hold at least one public hearing before recommending action on a legislative proposal. Any interested person may appear and provide written or oral testimony on the proposal at or prior to the hearing. The community development director shall notify the Oregon Department of Land Conservation and Development (DLCD) as required by the post-acknowledgment procedures of ORS 197.610 to 197.625, as applicable.

2. The community development director's Report. Once the planning commission hearing has been scheduled and noticed in accordance with Section 17.50.090(C) and any other applicable laws, the community development director shall prepare and make available a report on the legislative proposal at least seven days prior to the hearing.

3. Planning Commission Recommendation. At the conclusion of the hearing, the planning commission shall adopt a recommendation on the proposal to the city commission. The planning commission shall make a report and recommendation to the city commission on all legislative proposals. If the planning commission recommends adoption of some form of the proposal, the planning commission shall prepare and forward to the city commission a report and recommendation to that effect.

C. City Commission Review.

1. *City Commission Action.* Upon a recommendation from the planning commission on a legislative action, the city commission shall hold at least one public hearing on the proposal. Any interested person may provide written or oral testimony on the proposal at or prior to the hearing. At the conclusion of the hearing, the city commission may adopt, modify or reject the legislative proposal, or it may remand the matter to the planning commission for further consideration. If the decision is to adopt at least some form of the proposal, and thereby amend the city's land-use regulations, comprehensive plan, official zoning maps or some component of any of these documents, the city commission decision shall be enacted as an ordinance.

2. *Notice of Final Decision.* Not later than five days following the city commission final decision, the community development director shall mail notice of the decision to DLCD in accordance with ORS 197.615(2).

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 722-3789.

EXECUTIVE SUMMARY

The City Commission adopted the Parks Master Plan (2023) in June 2024 after an extensive public engagement process and City Commission review. The final step in the process is to adopt the document as an ancillary document to the Comprehensive Plan. This step integrates the adopted vision into the City's Comprehensive Plan with the same weight as the master plans of other city assets, such as the Transportation System Plan and Water, Storm, and Sewer Master Plans.

By integrating the Park's Master plan with the Comprehensive Plan, the city establishes a long-term vision for parks and recreation. This ensures that park development aligns with broader community goals, growth patterns, and land-use strategies. A Master Plan adopted through the legislative land use process is also needed to attract funding from grants and other sources, requiring a formal plan to support improvements in parks and recreation, as well as legal support for any future system development fees (SDCs).

The Parks Master Plan document (2023) and the newly created Exhibit A, which identifies and describes existing and proposed parks keyed to a map, will provide the needed legal nexus for implementation.

I. BACKGROUND:

File No. LEG-25-00001 updates the Oregon City Parks Master Plan (2008) by adopting the Oregon City Parks Master Plan (2023). The Oregon City Parks Master Plan is an ancillary document to the Oregon City Comprehensive Plan.

“Ancillary Plans are adopted by the City Commission for such things as parks and recreation, transportation systems, water facilities, and sewer facilities. Usually prepared by City departments through a public process, ancillary plans are approved by the City Planning Commission and adopted by the City Commission to provide operational guidance to city departments in planning for and carrying out city services. These plans are updated more frequently than the Comprehensive Plan.”

The Oregon City Parks Master Plan (2023) is a document that proposes specific programs and projects intended to provide a level of service that meets the needs of the community now and in the future. The document provides operational guidance to the Oregon City Parks & Recreation

Department in planning for and carrying out city services for the foreseeable future. Specific projects include development of more fenced dog parks; purchase and development of more usable outdoor space for programming/events; increase connectivity and accessibility of trails and parks; and install newer, more inclusive play structures in parks.

The Oregon City Parks Master Plan (2023) will create a cohesive Parks & Recreation system that provides an appropriate level of service to the community based on statistically valid surveys, comparable agency benchmarks, and national trends in participation and community needs.

PROCESS

Adoption of the code amendments is a legislative action that requires review and recommendation from the Planning Commission prior to adoption by the City Commission following public hearings.

Public Involvement and Public Comment

To ensure public participation in the development of the Oregon City Parks Master Plan (2023), several avenues for comment were developed.

A specific website (orcityparksandplay.org) was developed and shared with the community. This website served as conduit for information related to the plan development, opportunities for input, and updates on the process.

In June 2022, several key stakeholders and user groups were interviewed to gain insight into the current strengths, opportunities, and priorities for the park system. These groups included:

- The Confederated Tribes of Grand Ronde
- Friends of the Ermatinger House
- Oregon City Soccer
- Oregon City Youth Sports
- Oregon City Swim Club
- Parks and Recreation Advisory Committee
- OCPRD Parks & Cemetery Maintenance Team

Several public input meetings were held during the development and finalization of the Plan. The first 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. There were also public engagement events on the following dates:

- December 5th, 2022 at Robert Libke
- January 23rd, 2023 at City Hall
- July 10th, 2023 at City Hall

The final public input meeting was held just prior to review and approval of the final draft Master Plan by City Commission. This meeting was held on May 6th, 2024 at the Pioneer Community Center and followed a similar format to the first public input meeting.

The plan was also presented to and reviewed by the following committees during the approval process:

- Final draft presented to CIC – June 3rd, 2024
- Final draft presented to YAC – May 13th, 2024
- Joint work session with PRAC and City Commission – May 7th, 2024
- Draft plan presented to PRAC – March 28th, 2024

Feedback from these public input meetings and stakeholder presentations identified the following priorities to enhance the City's parks and recreation system:

- Water activation – activating and improving access to the Willamette River for existing community users to drive tourism and economic development
- Sports complex – a youth sports complex was mentioned as a priority by multiple stakeholders. Key components of the complex include 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.

During the development of this master plan, a statistically valid survey and a general online survey were released for citizens to provide input. The statistically valid survey was targeted at households from all areas of the city, representing the diversity of the city's demographics. 401 survey respondents participated in the statistically valid survey. The online survey was released via SurveyMonkey and had 184 responses. The online survey asked the same questions as the statistically valid survey; however there is no precision rate or level of confidence since there was no selection criteria for respondents.

Feedback from these various surveys identified the following parks and recreation facilities/amenities as high priorities for investment:

- Multi-use paved trails
- Multi-use unpaved trails
- Water access
- Outdoor amphitheater
- Indoor walking/jogging track

- Large community parks
- Open space & conservation areas
- Fenced dog parks
- Small neighborhood parks

The Legislative Process as it relates to the Oregon City Comprehensive Plan

The applicable approval criteria for a Legislative action are the guidance provided in the Oregon City Comprehensive Plan, the applicable goals and policies of the Oregon City Comprehensive Plan, and any applicable statewide planning goals.

Plan implementation process;

The City Commission directed staff to implement the Parks Master Plan at the June 12, 2024, meeting. The plan was approved, and staff were asked to start the Legislative adoption process.

The first evidentiary public hearing for the proposed amendments will be held with the Planning Commission, following the notice procedures for legislative action per OCMC 17.50. The City Commission public hearing will be scheduled once the Planning Commission has completed its review and provided a recommendation on the proposed amendments.

The Department of Land Conservation and Development was notified as required by ORS 197.610 – 197.625. The Staff Report will be made available at least seven days prior to the public hearing and the application was processed according to the Legislative Hearing Process as required under Oregon City Municipal Code 17.50.170. Implementation of the Plan is discussed further in the staff report.

Background on the purpose of plan adoption

The Plan reflects community needs, desires, attitudes and conditions

The community had many opportunities to share their concerns and priorities for the future of the Oregon City Parks & Recreation system during the development of this plan. Please see “Public Involvement and Public Comment” section for a summary of these opportunities and the feedback that was received.

The Plan helps to guide land use actions, including an examination of trends

The 2023 Parks Master Plan is intended to guide land use actions as they relate to parks, open space, and natural areas used for recreation. The plan includes an extensive examination of current trends in recreation to identify current and future needs of the community. These trends will help staff prioritize facilities and amenities to meet these needs as the community continues to grow. The plan also includes a robust examination of trends within the community, including a level of service analysis that identifies whether our current parks, amenities, and facilities are meeting the current and future needs of the community. This level of service analysis will assist staff in identifying future needs for new parks, amenities, and facilities, particularly in areas of new development within the City. According to this level of service analysis, Parks and Recreation should prioritize the following types of parks and amenities to meet the needs of the community now and into the future:

- Community Parks – 23.1 acres needed in 2022; 29 acres needed by 2032
- Trails (paved and unpaved) – 2 miles needed in 2022, 3 miles needed by 2032
- Pickleball courts – 2 courts needed in 2022; 2 courts needed by 2032
- Multi-purpose fields (rectangular) – meets standards in 2022, 0.1 fields needed by 2032
- Fenced dog parks – 0.3 dog parks needed in 2022; 0.4 dog parks needed by 2032
- Indoor aquatic space – 412 square feet needed in 2022; 1,854 square feet needed by 2032
- Indoor recreation space – 38,834 square feet needed in 2022; 44,604 square feet needed by 2032

Public Notice and Comments

This is a legislative action that requires public notice pursuant to OCMC 17.50.090.C. - *Notice of Public Hearing on a Legislative Proposal*. The Community Development Director provided the required Post Acknowledgement Plan Amendment (PAPA) notice to the Oregon Department of Land Conservation and Development on March 20, 2025. Notice of the Planning Commission public hearing was also provided to the Citizen Involvement Committee, Natural Resources Committee, Neighborhood Associations, and affected service districts, agencies and parties by email on April 4, 2025

II. DECISION-MAKING CRITERIA

The remainder of this staff report provides additional findings to demonstrate that the proposed amendments are consistent with applicable approval criteria.

Chapter 17.68 - Zoning Changes and Comprehensive Plan Amendments

17.68.010 - Initiation of the amendment.

A text amendment to the comprehensive plan, or an amendment to the zoning code or map or the Comprehensive Plan map, may be initiated by:

- A. A resolution request by the City Commission;*
- B. An official proposal by the Planning Commission;*
- C. An application to the Planning Division; or.*
- D. A Legislative request by the Planning Division.*

All requests for amendment or change in this title shall be referred to the Planning Commission.

Response: The proposal qualifies as initiated as a legislative request by the Parks and Recreation department at the direction of the City Commission.

17.68.015 –Procedures.

Applications shall be reviewed pursuant to the procedures set forth in Chapter 17.50.

17.50.170 - Legislative hearing process.

A. Purpose. Legislative actions involve the adoption or amendment of the city's land use regulations, comprehensive plan, maps, inventories and other policy documents that affect the entire city or large portions of it. Legislative actions which affect land use shall begin with a public hearing before the planning commission.

B. Planning Commission Review.

1. Hearing Required. The planning commission shall hold at least one public hearing before recommending action on a legislative proposal. Any interested person may appear and provide written or oral testimony on the proposal at or prior to the hearing. The community development director shall notify the Oregon Department of Land Conservation and Development (DLCD) as required by the post-acknowledgment procedures of ORS 197.610 to 197.625, as applicable.

C. City Commission Review.

1. City Commission Action. Upon a recommendation from the planning commission on a legislative action, the city commission shall hold at least one public hearing on the proposal. Any interested person may provide written or oral testimony on the proposal at or prior to the hearing. At the conclusion of the hearing, the city commission may adopt, modify or reject the legislative proposal, or it may remand the matter to the planning commission for further consideration. If the decision is to adopt at least some form of the proposal, and thereby amend the city's land use regulations, comprehensive plan, official zoning maps or some component of any of these documents, the city commission decision shall be enacted as an ordinance.

2. Notice of Final Decision. Not later than five days following the city commission final decision, the community development director shall mail notice of the decision to DLCD in accordance with ORS 197.615(2).

Response: This legislative action followed the procedures found in OCMC 17.50.170 including meetings with the Citizen Involvement Committee, Natural Resource Committee, Planning Commission, and City Commission where applicable.

17.68.020 - Criteria.

The criteria for comprehensive plan amendment or text or map amendment in the zoning code are set forth as follows:

A. The proposal shall be consistent with the applicable goals and policies of the comprehensive plan;

Response: This legislative action is consistent with the applicable goals and policies of the comprehensive plan as detailed in the responses below. Therefore, the proposed amendments are consistent with Criterion (A).

OC2040 Oregon City Comprehensive Plan

According to the OC2040 Comprehensive Plan (Appendix 3): "Ancillary plans are adopted by the City Commission for such things as parks and recreation, transportation systems, water facilities, and sewer facilities. Usually prepared by City departments through a public process, ancillary plans are approved by the City Planning Commission and adopted by the City Commission to provide operational guidance to city departments in planning for and carrying out city services. These plans are updated more frequently than the comprehensive plan."

The Oregon City Parks Master Plan will be adopted as an ancillary document to the Oregon City Comprehensive Plan .

Conformity of the proposal with the city's comprehensive plan;

Oregon City has a variety of parks, trails and open space governed by a Parks and Recreation Master Plan (2008). Currently in the process of being updated (2023), the Plan serves as a guide to implementing Oregon City's goal of providing a broad range of parks and recreational spaces, activities, and programs to meet the current and future needs of its residents. The plan emphasizes the unique assets in Oregon City and identifies opportunities to further leverage those assets and build new ones. A set of mission statements provides the framework for the plan and will also serve as a starting point for new OC2040 goals and strategies that are developed for this project. Those mission statements are:

- Strengthen community image and sense of place, promote cultural unity
- Protect and preserve natural and cultural resources
- Foster social, intellectual, physical and emotional development
- Strengthen safety and security in park and recreation spaces
- Support economic development
- Provide educational experiences through recreation
- Promote health, wellbeing, and community problem solving
- Be good stewards of public resources

The OC2040 mission statements outlined herein are reflected in the 2023 Parks Master Plan as follows:

- The investments in cultural programming, taking care of existing assets, and historic preservation will strengthen community image, provide a sense of place that is unique to Oregon City, and promote cultural unity
- Access to open space and natural areas was identified as a top priority during the development of this master plan. Actions taken that are consistent with that priority, such as acquisition of new natural areas and open space, will protect and preserve natural and cultural resources
- The programming plans and recommendations identified throughout this master plan will help foster social, intellectual, physical, and emotional development in our community
- Investments into deferred maintenance and existing assets will strengthen safety and security in park and recreation spaces
- Priorities such as water activation and historic preservation provide opportunities to increase tourism, thereby supporting economic development
- Priorities such as increasing indoor aquatic and recreation space, as well as increasing nature-based programming, provide opportunities for educational experiences through recreation.
- The plan is intended to promote health, wellbeing, and community problem solving by providing guidance on how to best provide parks and recreation opportunities to the community at large.
- The plan calls for specific, targeted investments that rely on a conservative funding strategy, promoting good stewardship of public resources. Additionally, the focus on improving existing assets is itself good stewardship of existing public resources.

CHAPTER 4: PROTECTED ENVIRONMENT

GOAL 1

Provide and maintain a comprehensive system of parks, trails, natural resource areas, and

recreation amenities that is accessible to residents of all ages and abilities, enhances the environmental and aesthetic quality of the community, and encourages healthy living.

The plan is intended to serve as guidance for how to provide and maintain a comprehensive system of parks, trails, natural resource areas, and recreation amenities that is accessible to residents of all ages and abilities, enhances the environmental and aesthetic quality of the community, and encourages healthy living.

POLICY 1.1 Provide additional parklands to adequately serve the City’s current and estimated future population based on adopted service levels and community needs.

The plan identifies specific areas in need of investment, such as community parkland and indoor aquatic/recreation space based on adopted service levels and community needs

STRATEGY 1.1.A When property adjacent to an existing neighborhood or community park becomes available, consider adding property to the park and developing it to meet the current needs of existing neighborhoods.

The plan provides equity mapping that highlights areas with reduced levels of service that should be focus areas for investment, particularly if adjacent property becomes available.

STRATEGY 1.1.B Identify and protect land for parks and recreation within the Urban Growth Boundary.

The plan’s equity maps show areas, such as the Park Place Neighborhood and Caulfield Neighborhood, where land available in the Urban Growth Boundary could be obtained to support future growth in those areas.

STRATEGY 1.1.C Require or encourage developers to dedicate park sites as part of the subdivision review process. When possible, require or encourage developers to build parks to City standards and give them to the City to operate and maintain.

Two areas have been identified in addenda to this plan that meet the needs of this strategy; Park Place Concept Area and Thimble Creek Concept Area. Staff recognize that requiring or encouraging developers to build parks to City standards and giving them to the City to operate and maintain is a more cost-effective and advantageous route to acquiring new developed parkland.

POLICY 1.2 Provide equitable distribution of parks and trails across the city.

This master plan includes equity maps that outline the current distribution of parks, trails, and amenities across the city. These maps will be used to identify areas for future investment and development.

STRATEGY 1.2.A Ensure the adequacy of pedestrian and bicycle connections to local, county, and regional trails.

The master plan includes equity maps for trails (paved and unpaved), identifying areas of the city where trails are lacking. These maps will be utilized for planning and investment, in conjunction with the City's Trails Master Plan.

STRATEGY 1.2.B Ensure adequate park and trail development in high density development and neighborhoods lacking access to these amenities.

The master plan's equity maps indicate specific areas where trails and park development are lacking, such as sections of the McLoughlin neighborhood, the Caufield neighborhood, and the Park Place neighborhood. These areas will be prioritized for future investments to ensure adequate park and trail development in neighborhoods lacking access to the amenities.

POLICY 1.3 Provide a network of signage and trails to enhance connections within parks, and between parks, neighborhoods, and public amenities.

The plan identifies consistent signage as an area of focus for the department and recommends more consistent signage be developed and installed system-wide.

POLICY 1.4 Reduce barriers to park use and improve safety and accessibility of parks resources for all users, regardless of ability, comfort level, or native language.

Increasing safety and accessibility of parks resources is identified as a priority through many comments regarding improving existing assets and tackling deferred maintenance. As amenities and parks are improved, the department will ensure that safety and accessibility are improved as well. This plan identifies playgrounds specifically as an area needing attention in the coming years.

STRATEGY 1.4.A Manage open space areas for their value in linking citizens and visitors with the natural environment, providing solace, exercise, scenic views and outdoor education. Built features in open space sites should harmonize with natural surroundings.

Access to open space and natural areas was identified as a top priority for park investment. Additionally, nature-based programming was identified as a top priority for future programming needs in the community. Amenities in these areas will be blended with the natural surroundings as much as possible to ensure harmony between the built and natural environment. Parks and Recreation has a duty to ensure adequate conservation of open space and natural areas and this master plan identifies that as a top priority.

Statewide Planning Goals

Response: This proposal makes no changes to the Comprehensive Plan, zoning, or land use designations for lands within the Urban Growth Boundary. Since the City's Comprehensive Plan and its ancillary documents are already acknowledged by the Oregon Department of Land Use and

Conservation (DLCD), no further analysis for consistency with Statewide Planning Goals is required.

Chapter 17.50 Administration and Procedures

17.50.050 – Pre-application conference.

- A. *Pre-application Conference. Prior to a Type II – IV or Legislative application, excluding Historic Review, being deemed complete, the applicant shall schedule and attend a pre-application conference with City staff to discuss the proposal, unless waived by the Community Development Director. The purpose of the pre-application conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal.*
- 1. To schedule a pre-application conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee.*
 - 2. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans.*
 - 3. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the pre-application conference.*
- B. *A pre-application conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant shall schedule and attend another conference before the City will accept a permit application. The Community Development Director may waive the pre-application requirement if, in the Director's opinion, the development has not changed significantly and the applicable municipal code or standards have not been significantly amended. In no case shall a pre-application conference be valid for more than one year.*
- C. *Notwithstanding any representations by City staff at a pre-application conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.*

Response: Staff held the required pre-application conference meeting (File PA-24-00021), on July 30, 2024 The pre-application conference notes are attached to the application.

17.50.055 - Neighborhood association meeting.

Neighborhood Association Meeting. The purpose of the meeting with the recognized neighborhood association is to inform the affected neighborhood association about the proposed development and to receive the preliminary responses and suggestions from the neighborhood association and the member residents.

- A. *Applicants applying for annexations, zone change, comprehensive plan amendments, conditional use, Planning Commission variances, subdivision, or site plan and design review (excluding minor site plan and design review), general development master plans or detailed development plans applications shall schedule and attend a meeting with the City-recognized neighborhood association in whose territory the application is proposed no earlier than one year prior to the date of application. Although not required for other projects than those identified above, a meeting with the neighborhood association is highly recommended.*
- B. *The applicant shall request via email or regular mail a request to meet with the neighborhood association chair where the proposed development is located. The notice shall describe the proposed project. A copy of this notice shall also be provided to the chair of the Citizen Involvement Committee.*

- C. *A meeting shall be scheduled within thirty days of the date that the notice is sent. A meeting may be scheduled later than thirty days if by mutual agreement of the applicant and the neighborhood association. If the neighborhood association does not want to, or cannot meet within thirty days, the applicant shall host a meeting inviting the neighborhood association, Citizen Involvement Committee, and all property owners within three hundred feet to attend. This meeting shall not begin before six p.m. on a weekday or may be held on a weekend and shall occur within the neighborhood association boundaries or at a City facility.*
- D. *If the neighborhood association is not currently recognized by the City, is inactive, or does not exist, the applicant shall request a meeting with the Citizen Involvement Committee.*
- E. *To show compliance with this section, the applicant shall submit a copy of the email or mail notice to the neighborhood association and CIC chair, a sign-in sheet of meeting attendees, and a summary of issues discussed at the meeting. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, postcard or other correspondence used, and a summary of issues discussed at the meeting and submittal of these materials shall be required for a complete application.*

Response: Staff and our consultants presented the final draft of the master plan to CIC on June 3rd, 2024. A copy of the presentation is attached for the record.

17.50.070 - Completeness review and one hundred twenty-day rule.

- C. *Once the Community Development Director determines the application is complete enough to process, or the applicant refuses to submit any more information, the City shall declare the application complete. Pursuant to ORS 227.178, the City will reach a final decision on an application within one hundred twenty calendar days from the date that the application is determined to be or deemed complete unless the applicant agrees to suspend the one hundred twenty calendar day time line or unless State law provides otherwise. The one hundred twenty-day period, however, does not apply in the following situations:*
 - 1. *Any hearing continuance or other process delay requested by the applicant shall be deemed an extension or waiver, as appropriate, of the one hundred twenty-day period.*
 - 2. *Any delay in the decision-making process necessitated because the applicant provided an incomplete set of mailing labels for the record property owners within three hundred feet of the subject property shall extend the one hundred twenty-day period for the amount of time required to correct the notice defect.*
 - 3. *The one hundred twenty-day period does not apply to any application for a permit that is not wholly within the City's authority and control.*
 - 4. *The one hundred twenty-day period does not apply to any application for an amendment to the City's comprehensive plan or land use regulations nor to any application for a permit, the approval of which depends upon a plan amendment.*
- D. *A one-hundred day period applies in place of the one-hundred-twenty day period for affordable housing projects where:*
 - 1. *The project includes five or more residential units, including assisted living facilities or group homes;*
 - 2. *At least 50% of the residential units will be sold or rented to households with incomes equal to or less than 60% of the median family income for Clackamas County or for the state, whichever is greater; and*
 - 3. *Development is subject to a covenant restricting the owner and successive owner from selling or renting any of the affordable units as housing that is not affordable for a period of 60 years from the date of the certificate of occupancy.*

- E. The one hundred twenty-day period specified in OCMC 17.50.070.C or D may be extended for a specified period of time at the written request of the applicant. The total of all extensions may not exceed two hundred forty-five calendar days.*
- F. The approval standards that control the City's review and decision on a complete application are those which were in effect on the date the application was first submitted.*

Response: Legislative actions are not subject to the 120-day deadline.

III. RECOMMENDATION

Based on the findings in this report, staff recommends approval of Planning file GLUA 25-0002: LEG-25-0001. If the Planning Commission recommends approval to the City Commission, staff will prepare an Ordinance for consideration by the City Commission to adopt the proposed plan.

IV. EXHIBITS

- 1. Parks Master Plan (2023)
 - 1a.Exhibit A- Park Summary



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

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Rocky Smith, Jr., Commissioner

Frank O'Donnell, Commissioner

Adam Marl, Commissioner

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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.

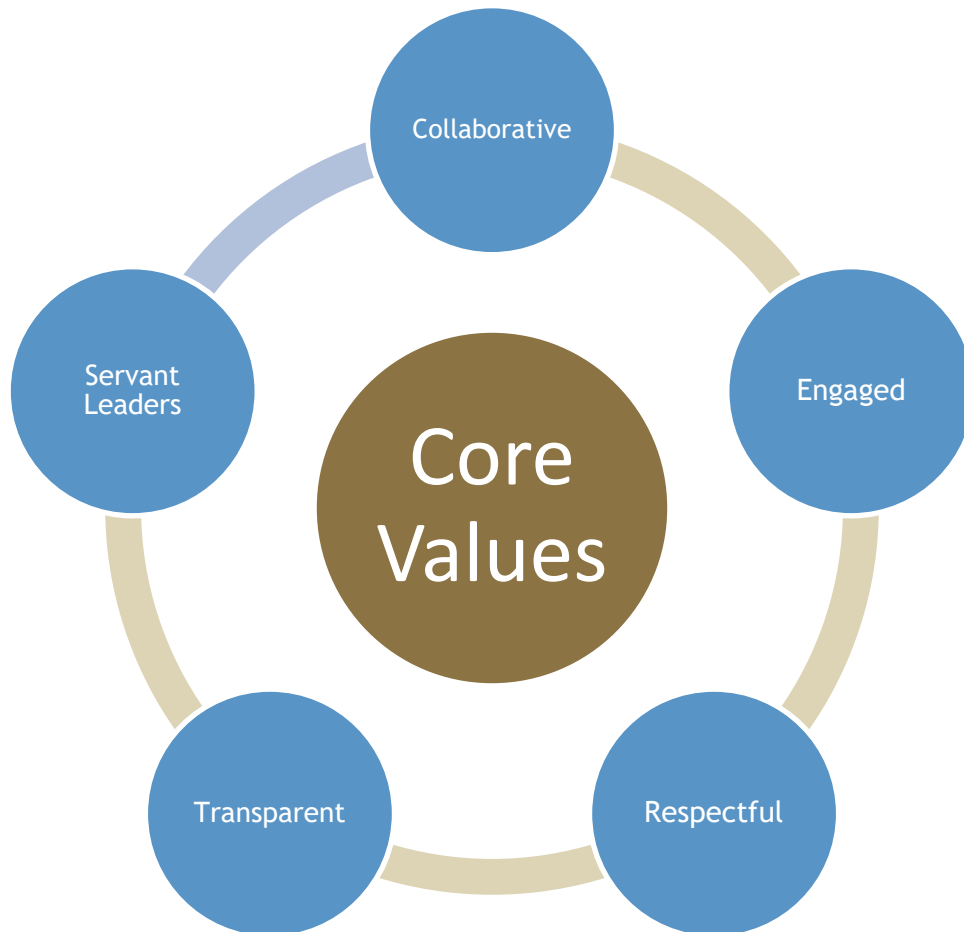


Figure 2: Core Values

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).

Programs, Events, Facilities	Proposed Timeline
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
Parks/Trails	Proposed Timeline
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
Maintenance & Operations	Proposed Timeline
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
Funding and Marketing	Proposed Timeline
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
Big Moves	Proposed Timeline
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 ± 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

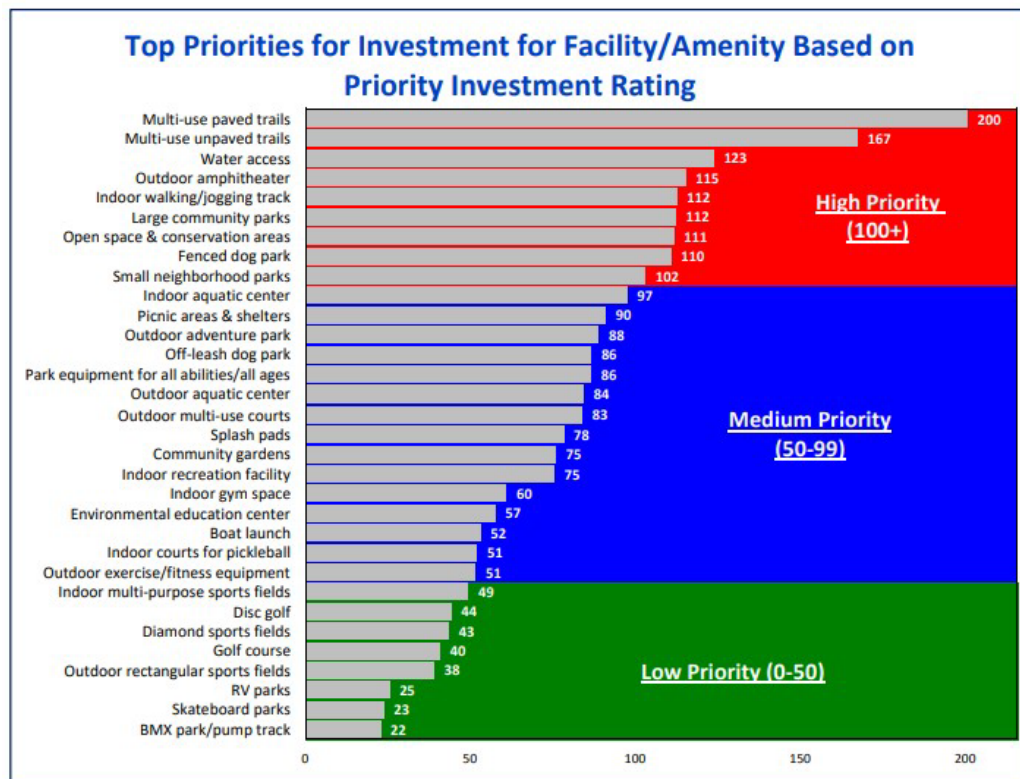


Figure 5: Priority Investment Ratings for Facilities/Amenities



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.

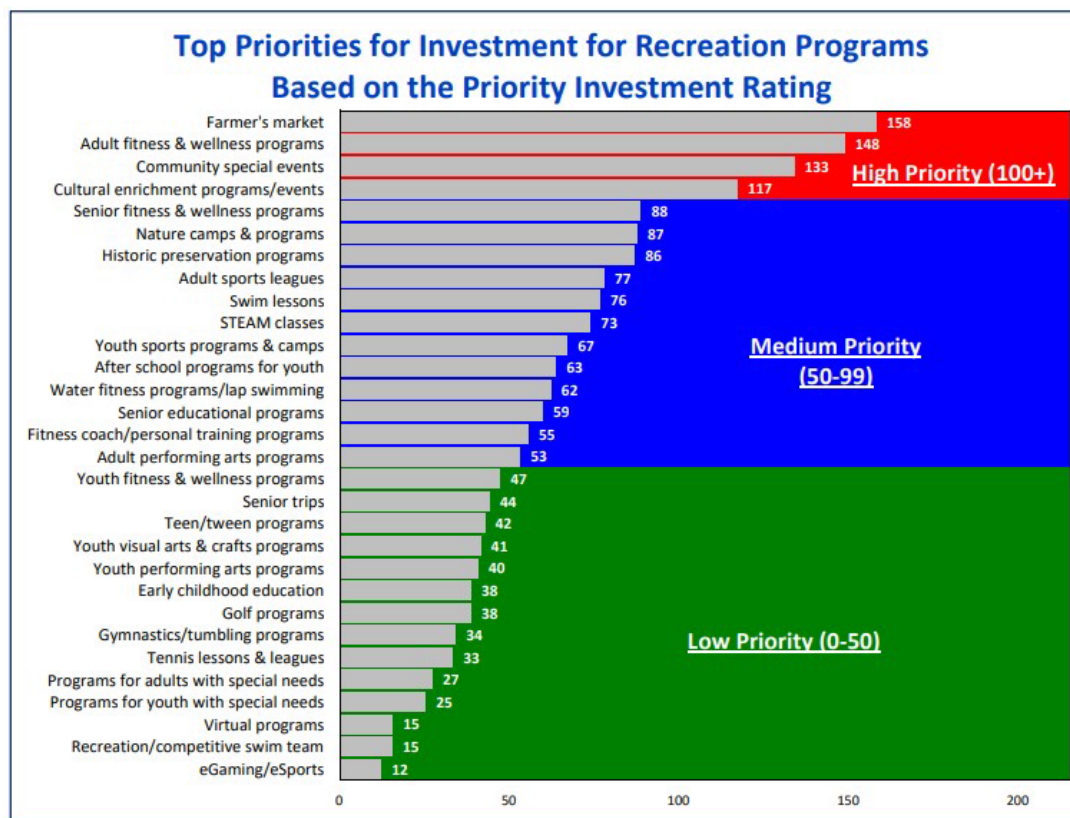


Figure 6: Priority Investment Ratings for Recreation Programs

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.

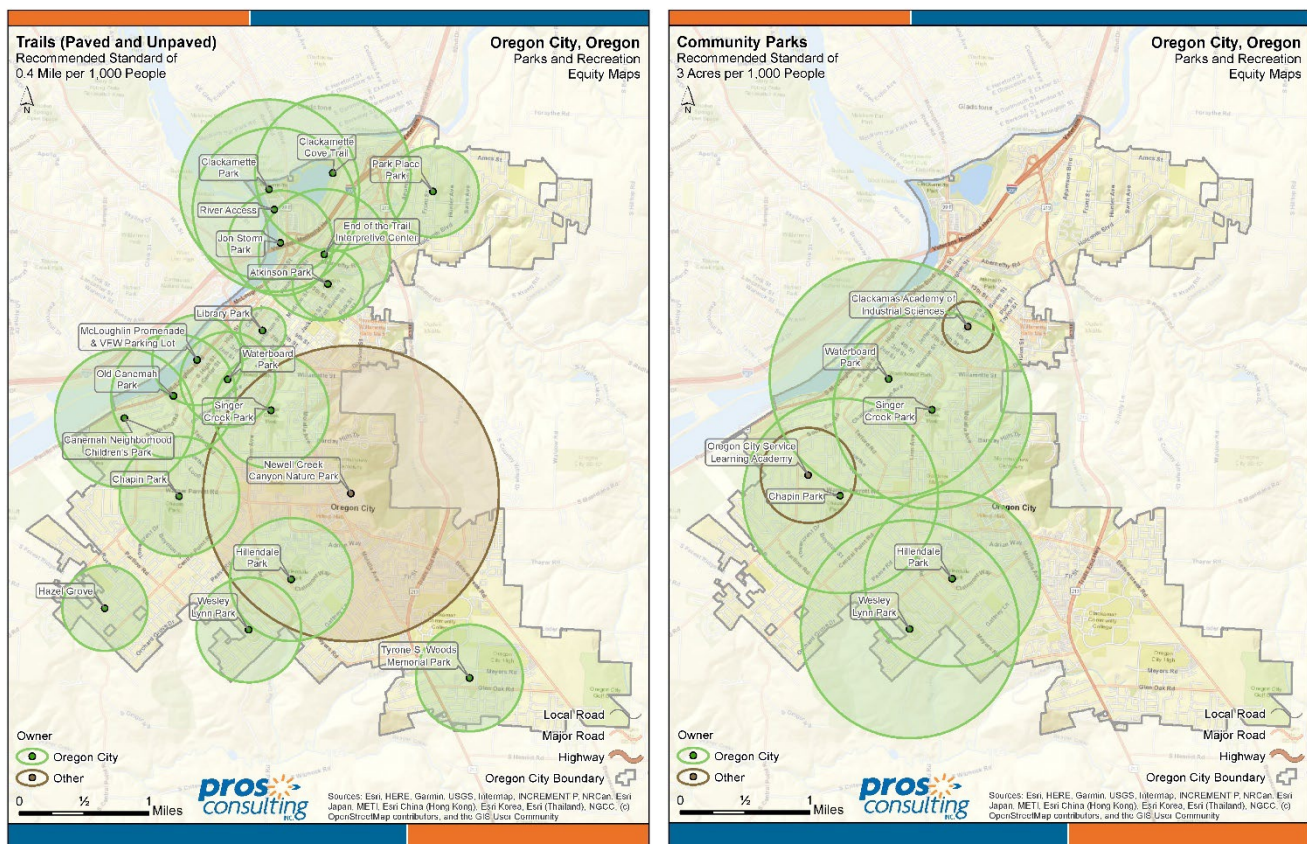


Figure 7: Equity Maps



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](#)

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. 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

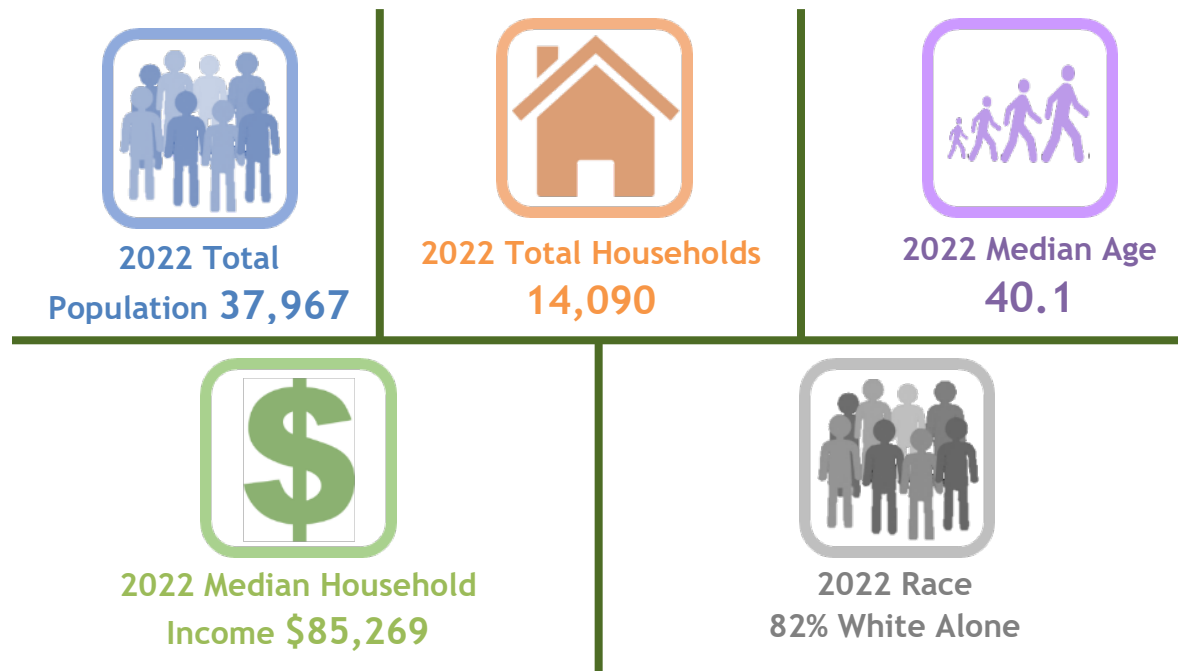


Figure 8: Demographics Infographic

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).



The City boundaries shown below were utilized for the demographic analysis (*see Figure 9*).





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.

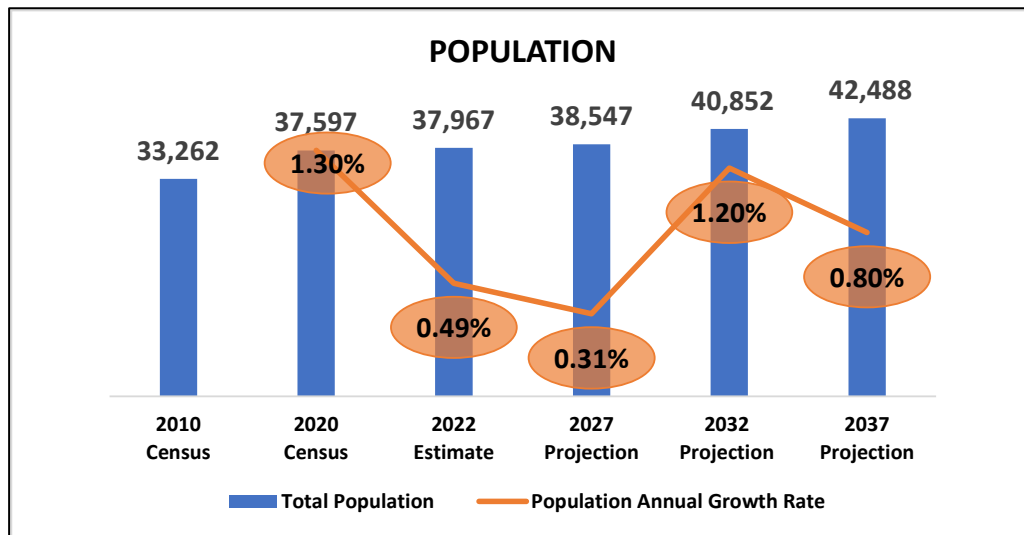


Figure 10: Average Annual Growth Rate and Population Projections for Oregon City

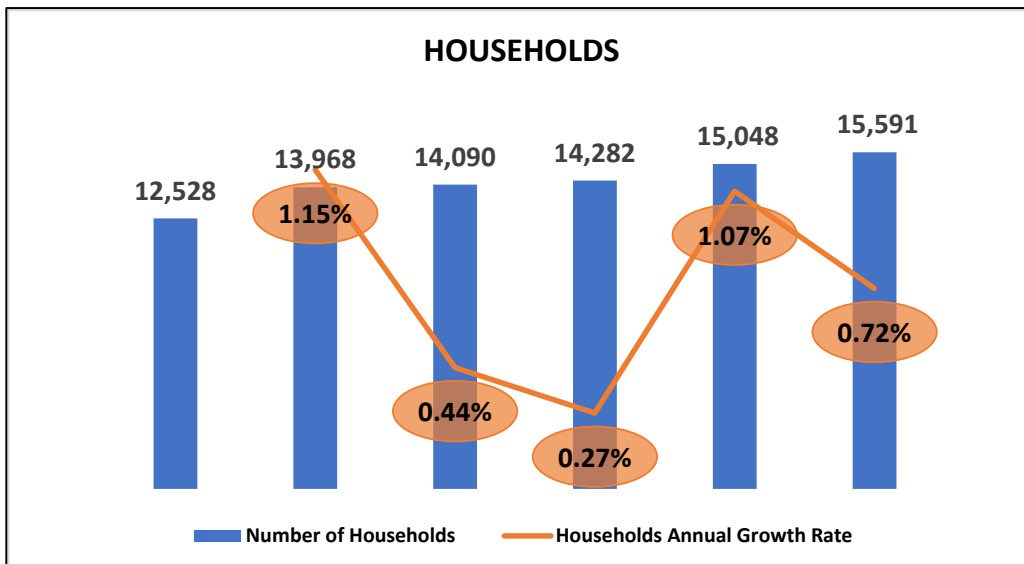


Figure 11: Average Annual Growth Rate and Household Projections for Oregon City

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.

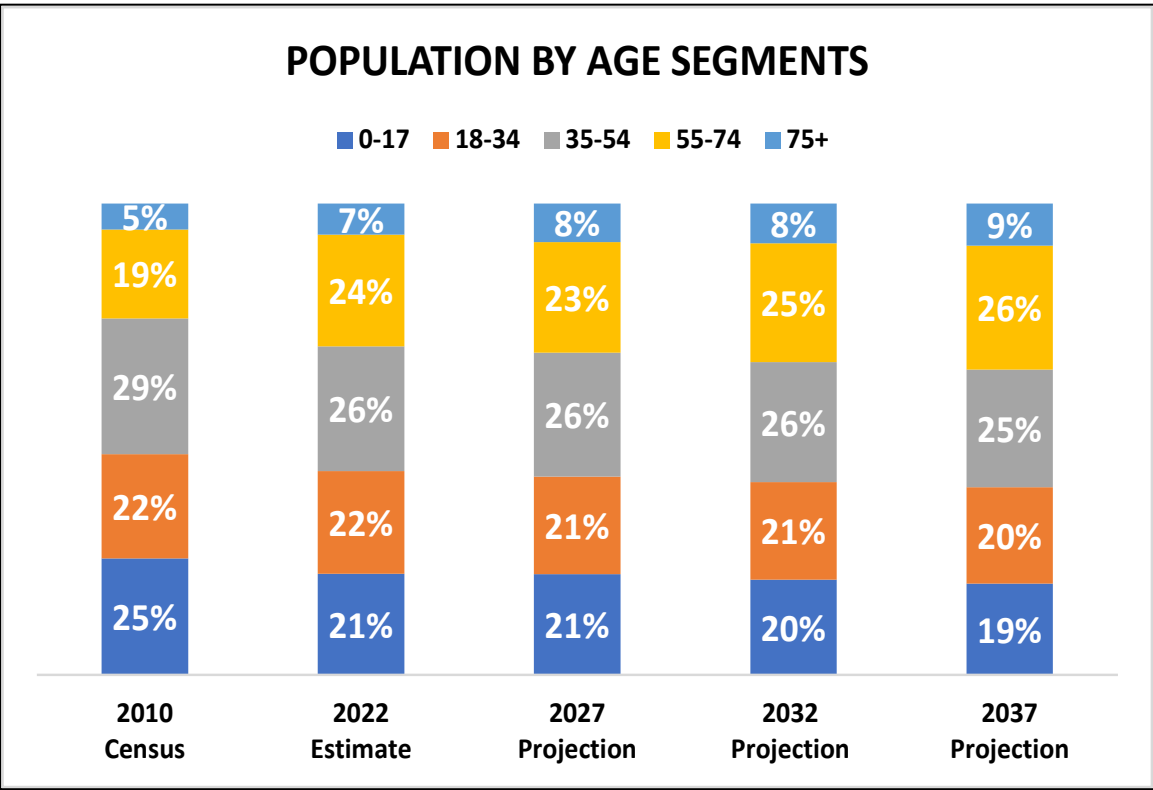


Figure 12: Population by Age Segments

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).

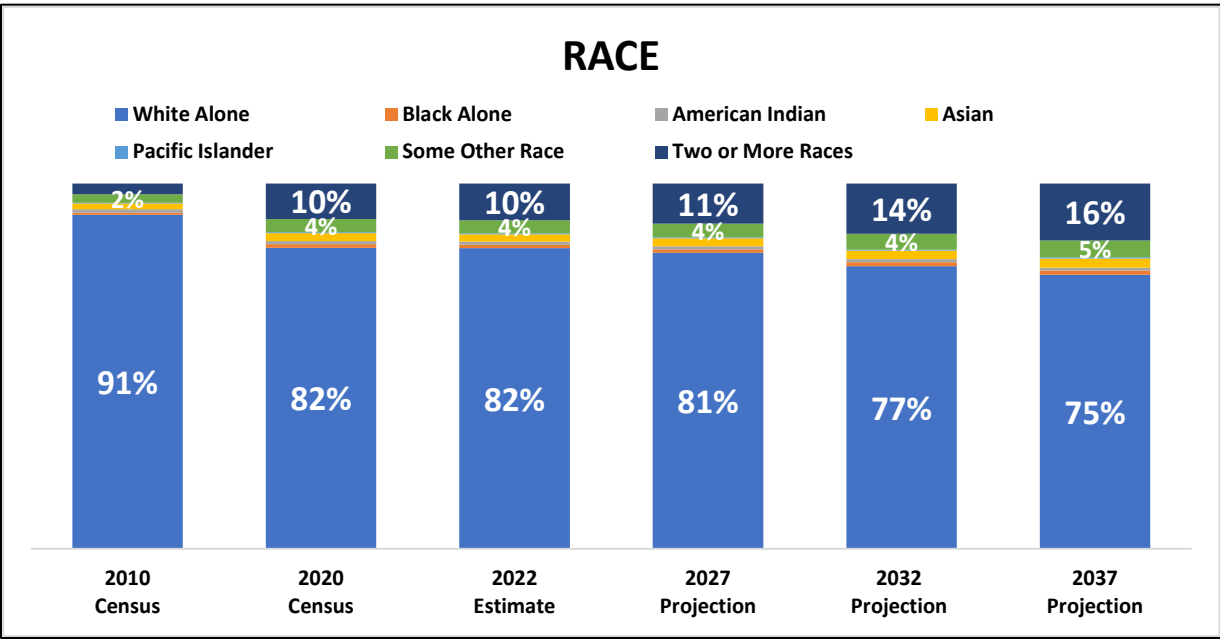


Figure 13: Population by Race

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).

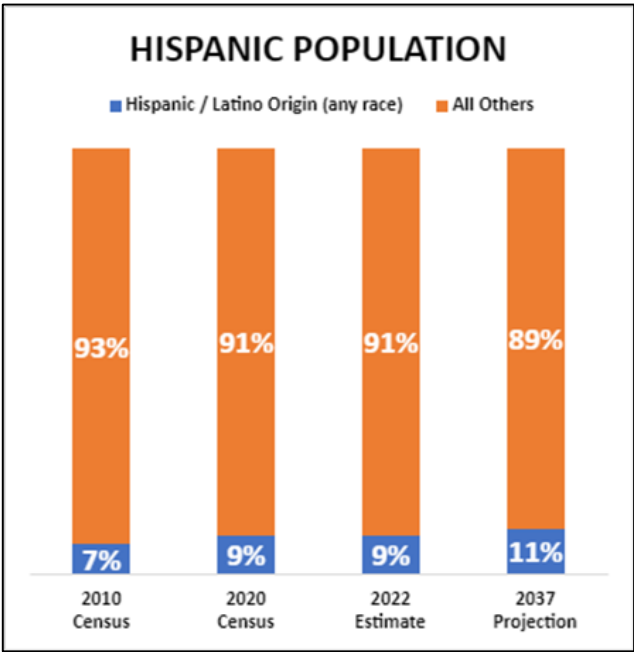


Figure 14: Population by Ethnicity



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.

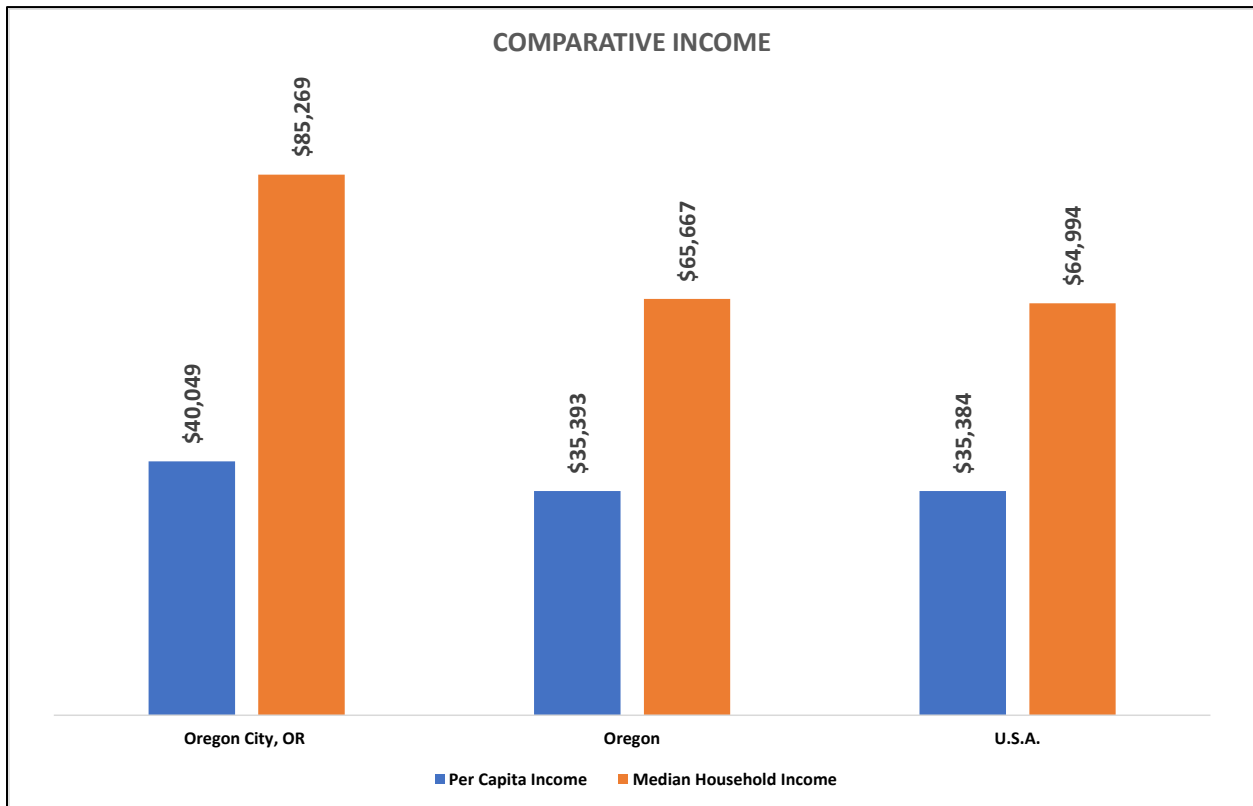


Figure 15: Comparative Income for Oregon City

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.

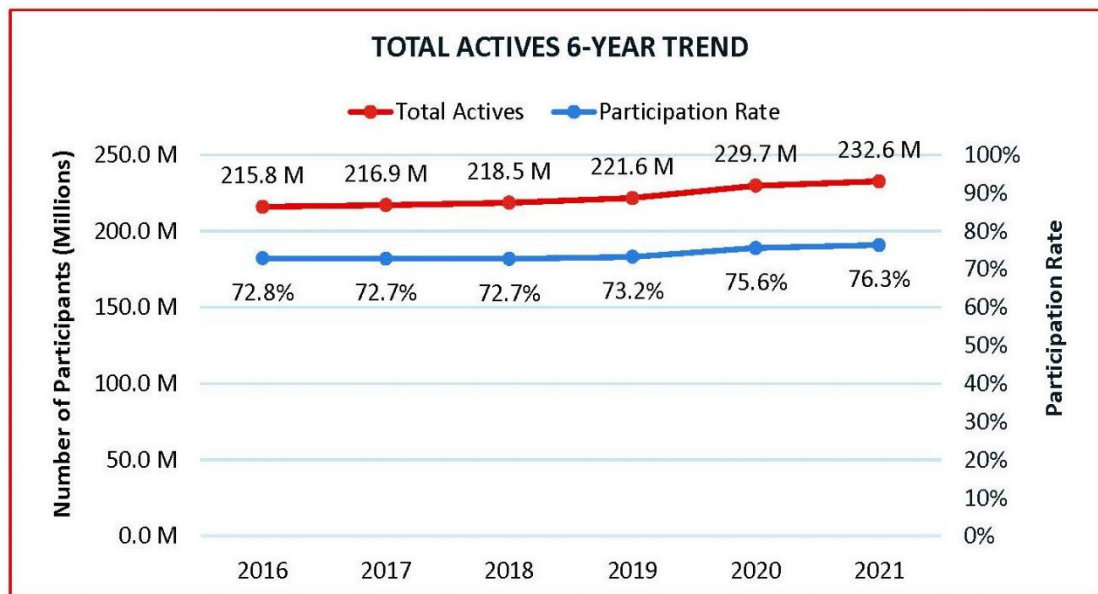


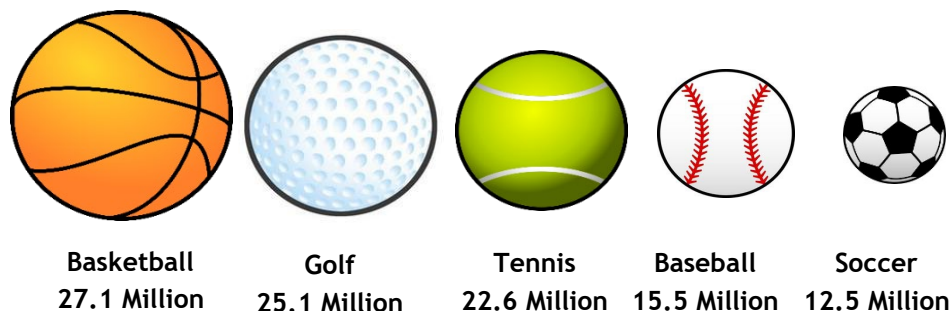
Figure 16: Total Active Americans by year

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 (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (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).

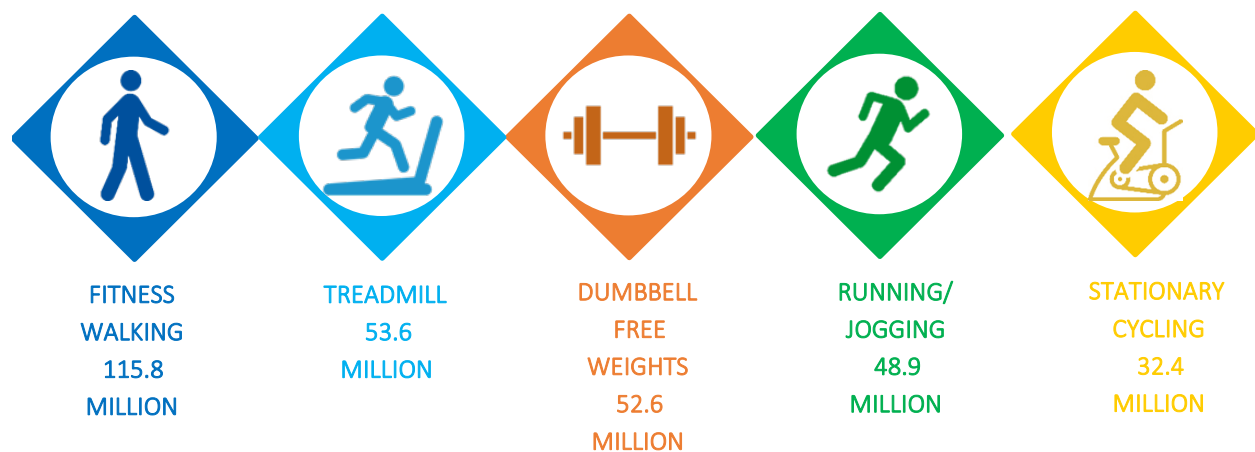


Figure 18: National Fitness Participation

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 HHI)	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					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (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).

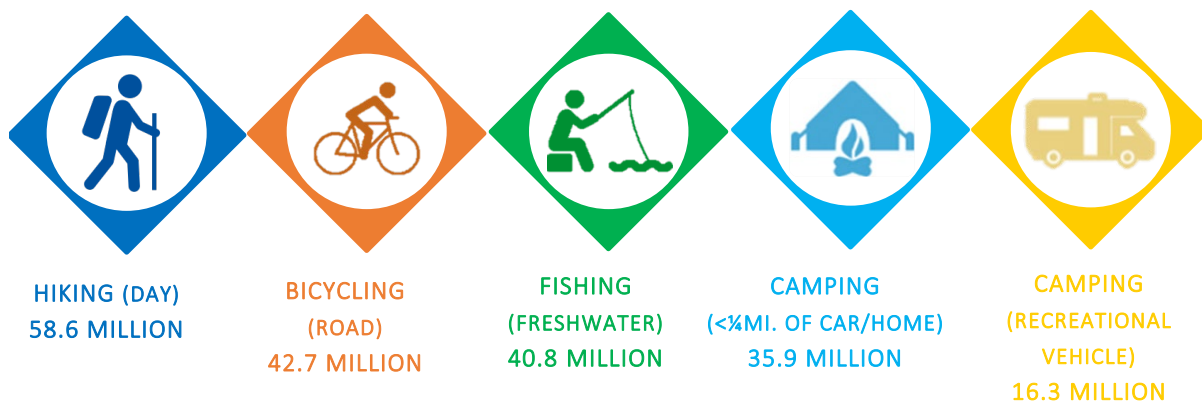


Figure 20: National Outdoor Recreation Participation

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					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (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.

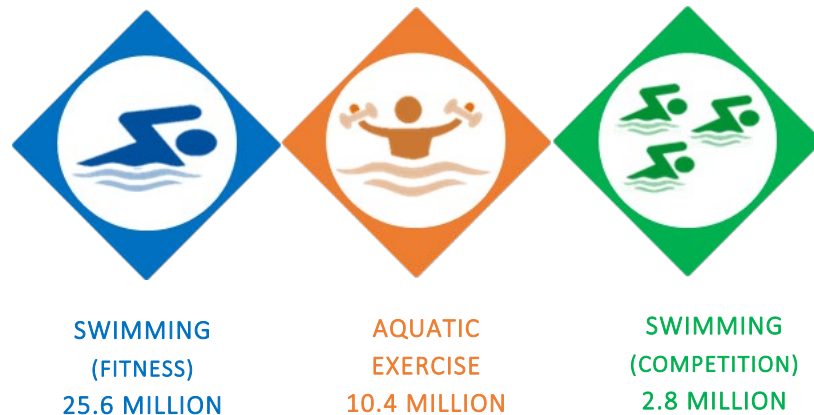


Figure 22: National Aquatics Participation

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					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (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.



Kayaking
13.3 Million



Canoeing
9.2 Million



Snorkeling
7.3 Million



Jet Skiing
5.1 Million



Sailing
3.1 Million

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					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (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).

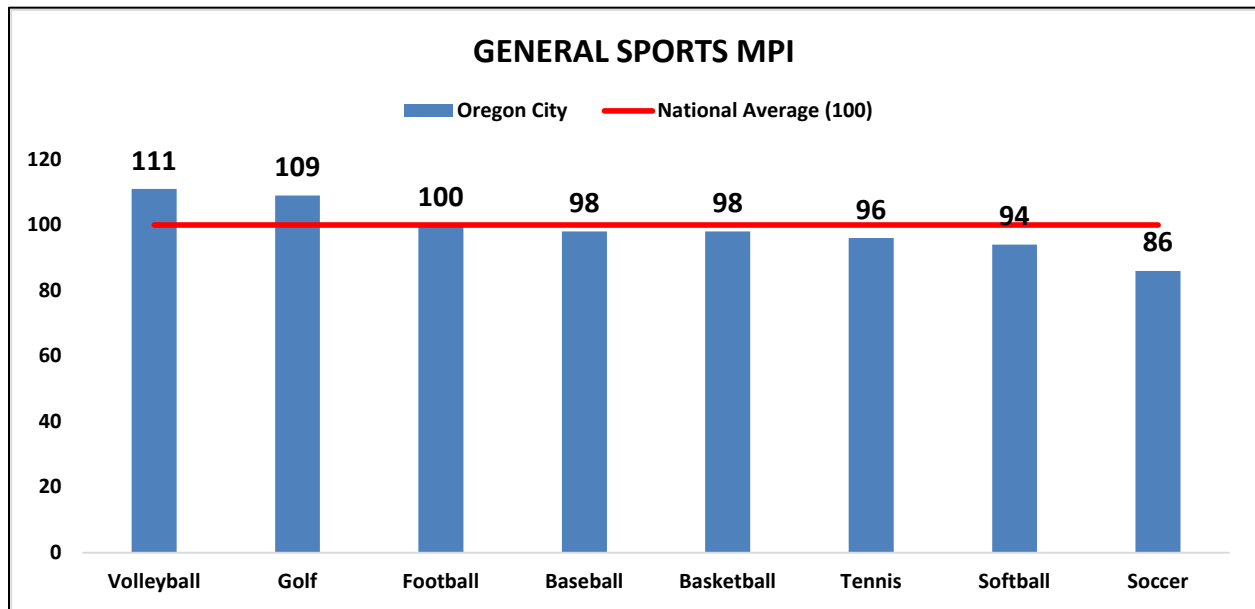


Figure 25: Local General Sports MPI

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.

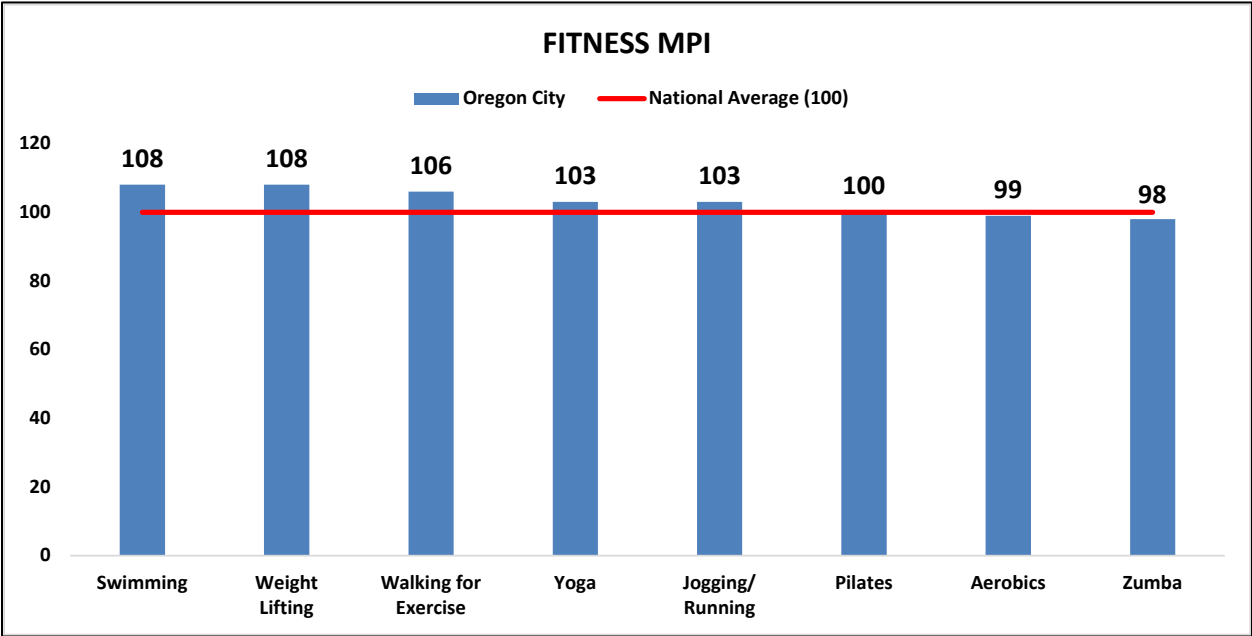


Figure 26: Local Fitness MPI



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).

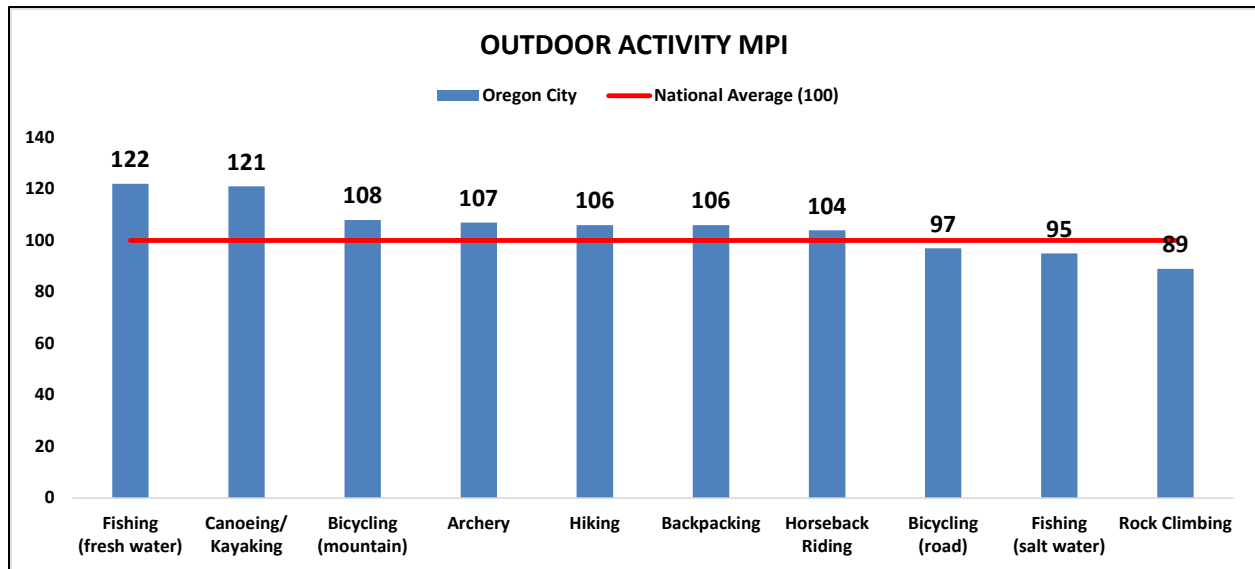


Figure 27: Local Outdoor Activity MPI

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).

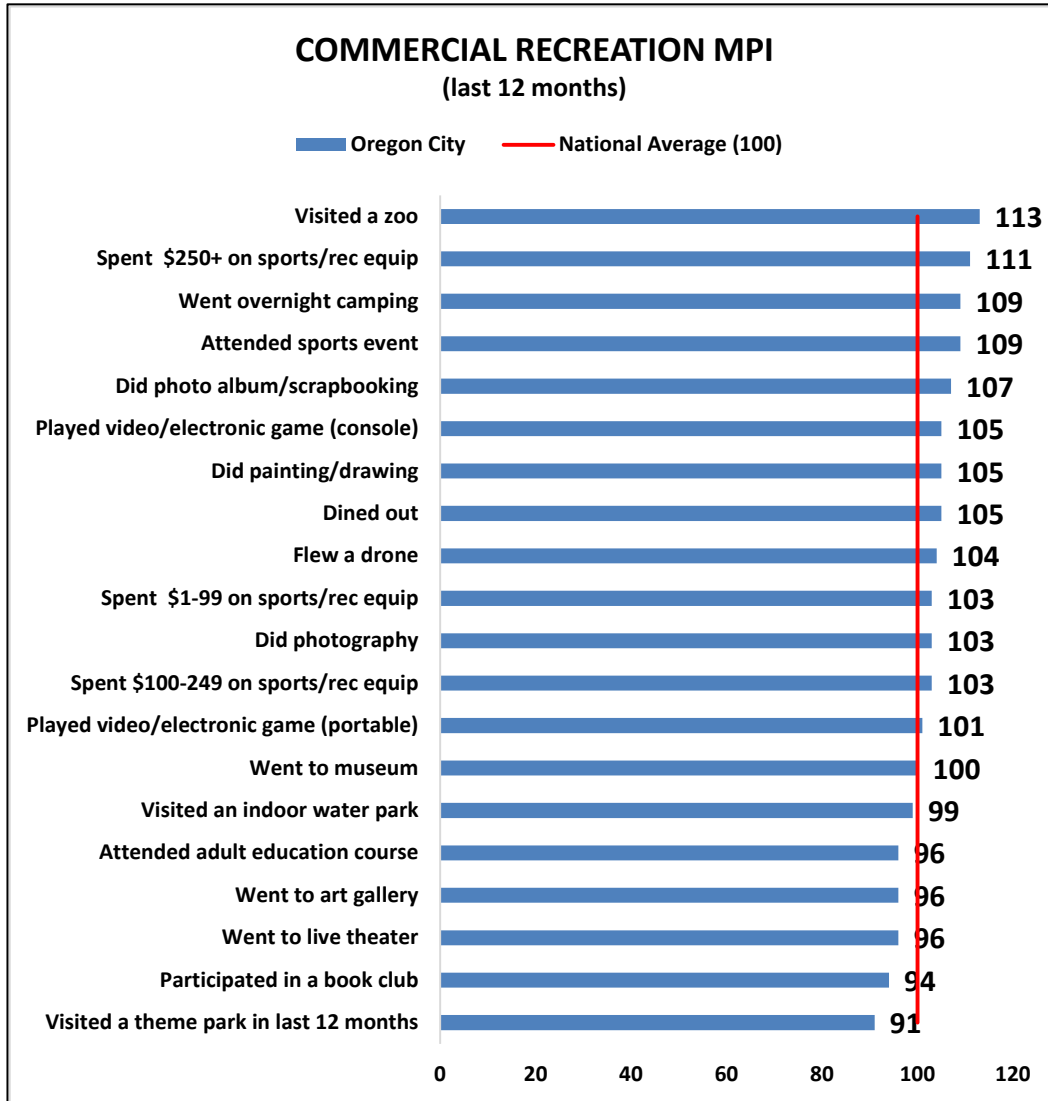


Figure 28: Local Commercial Recreation MPI



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



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 1st and 2nd, 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	

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.

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.

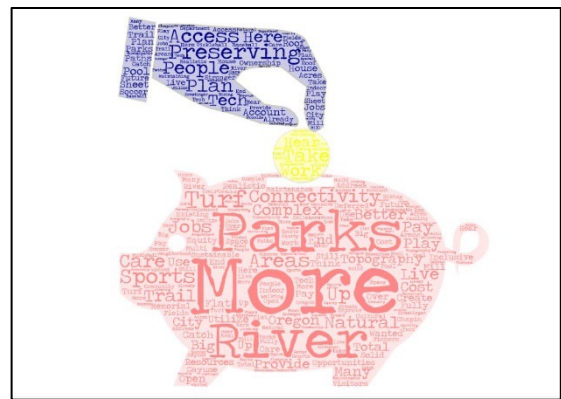


Figure 32: Top priority word cloud

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. 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 ± 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.

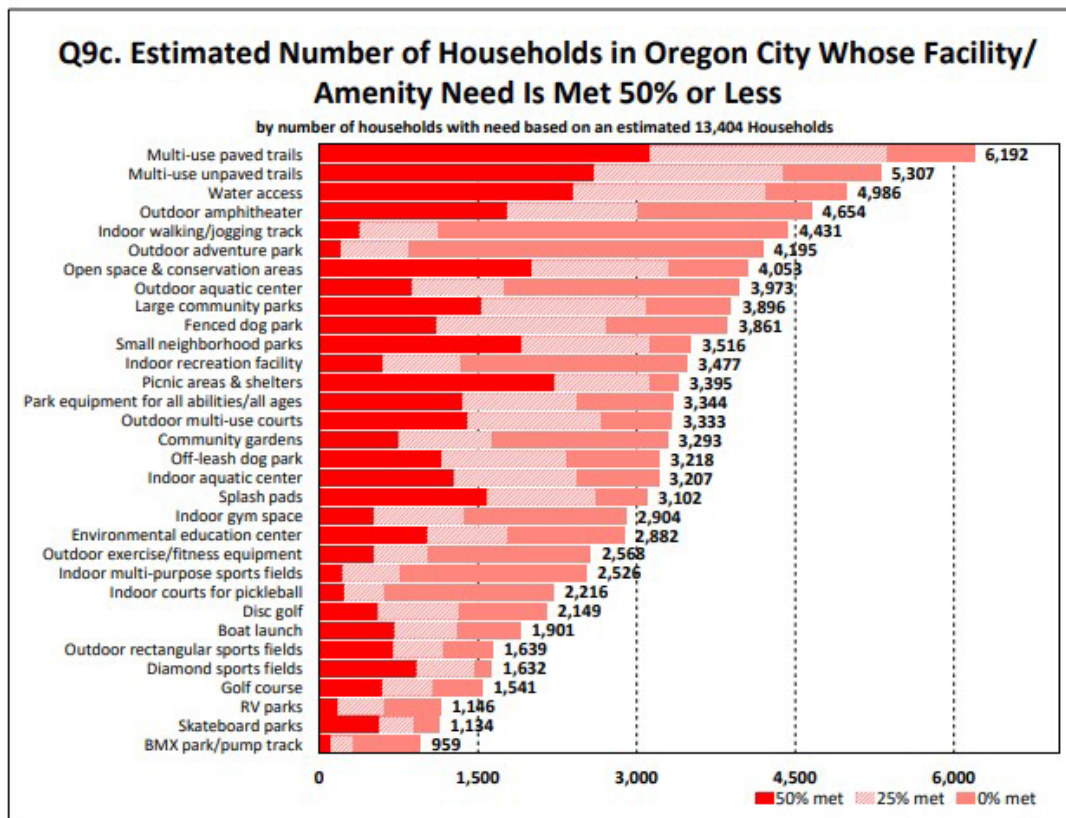


Figure 33: Unmet Facility and Amenity Needs

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.

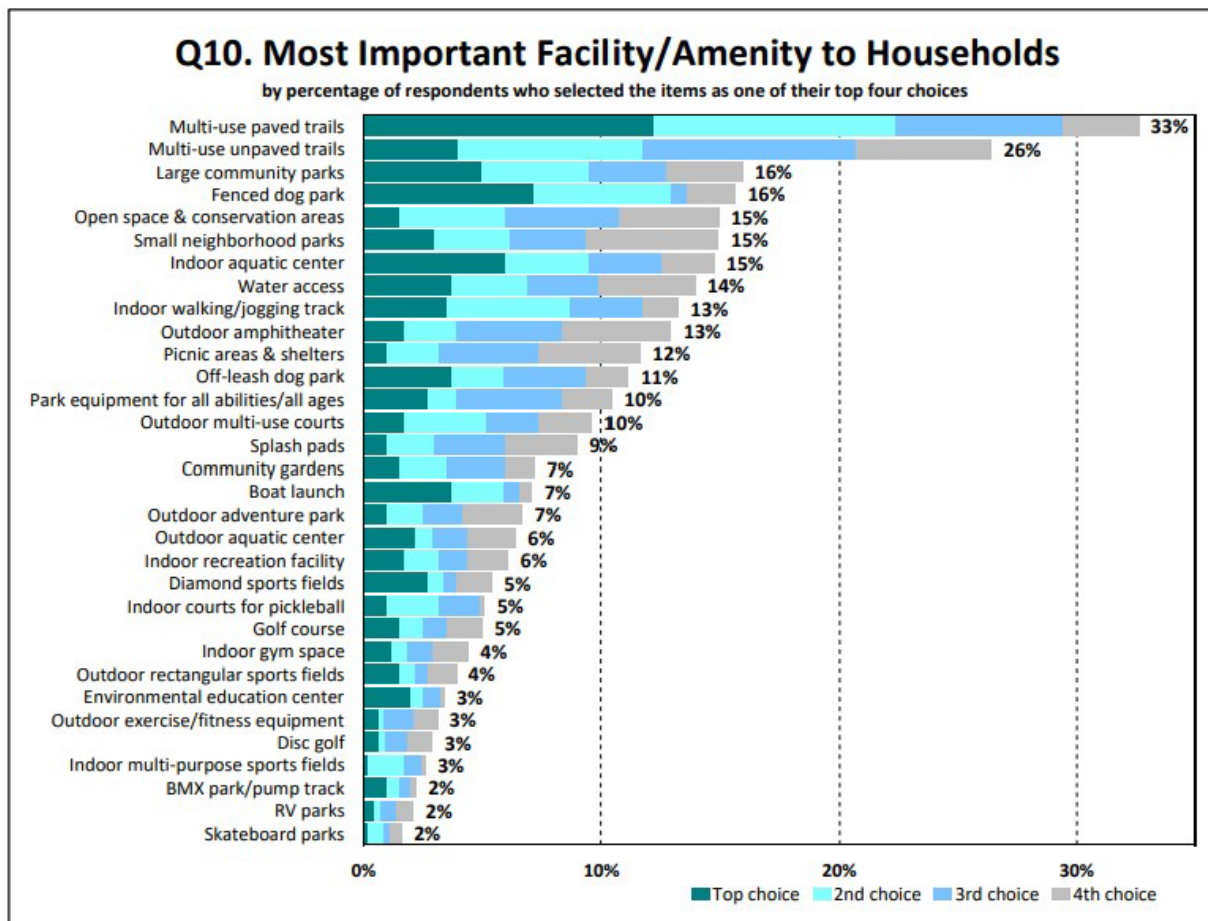


Figure 34: Most Important Facilities/Amenities to Households

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

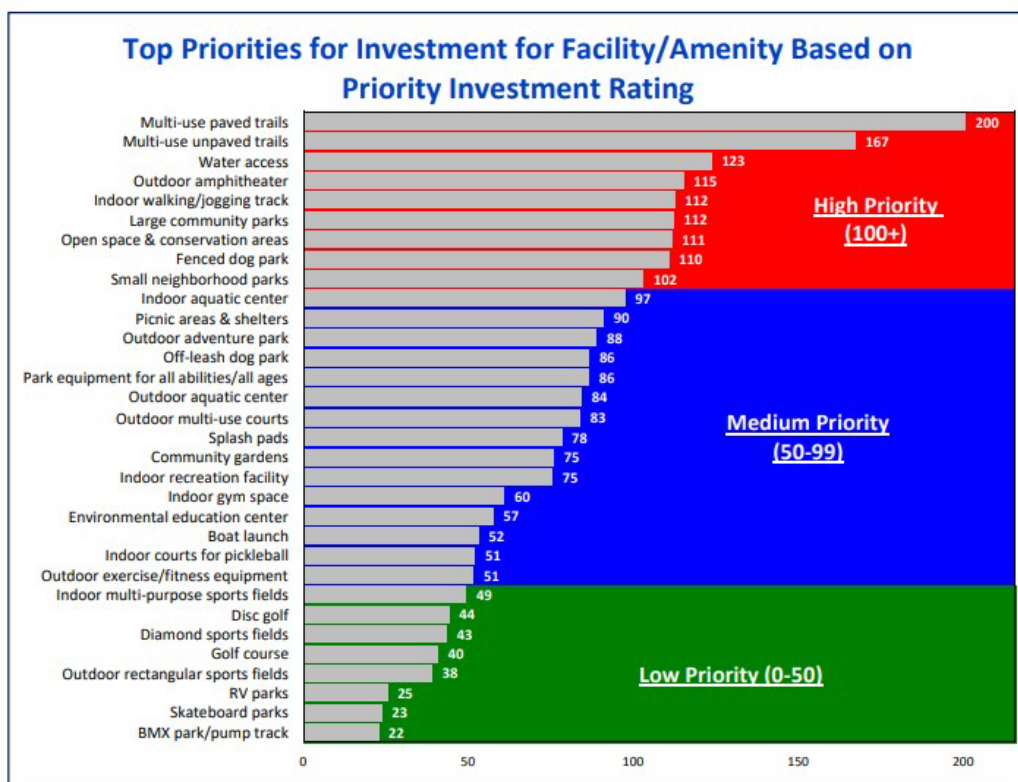


Figure 35: Top Priorities for Investment for Facility/Amenity



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.

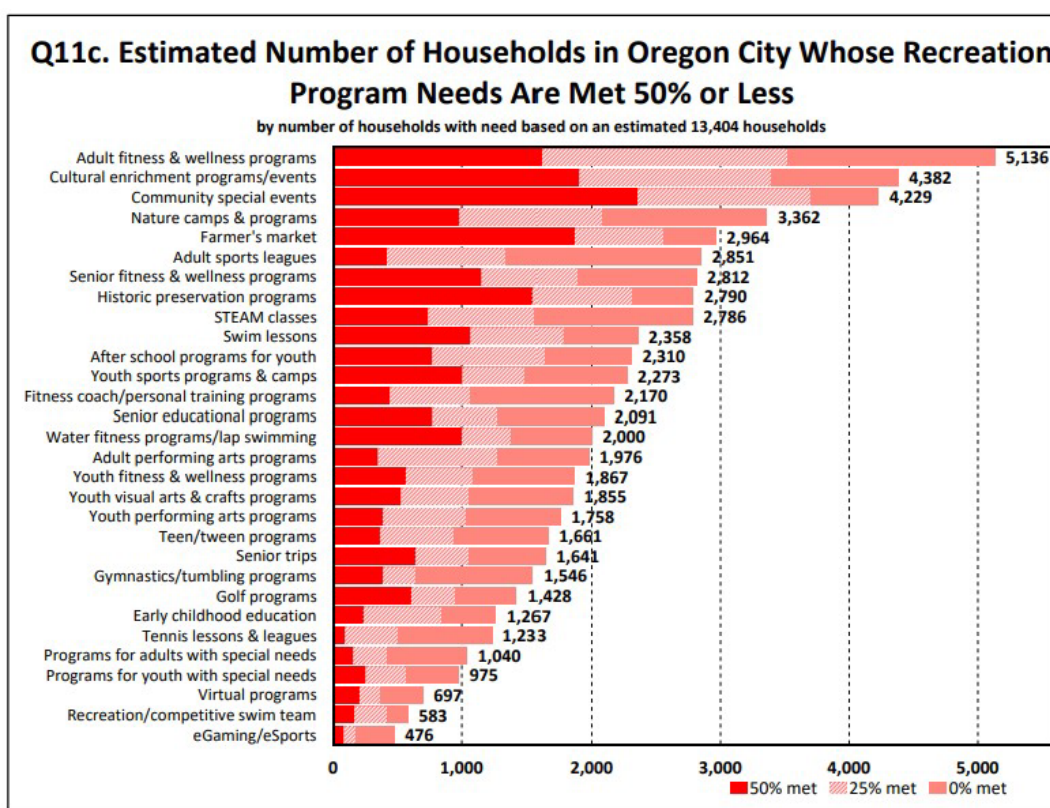


Figure 36: Unmet Needs: Recreation Programs

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.

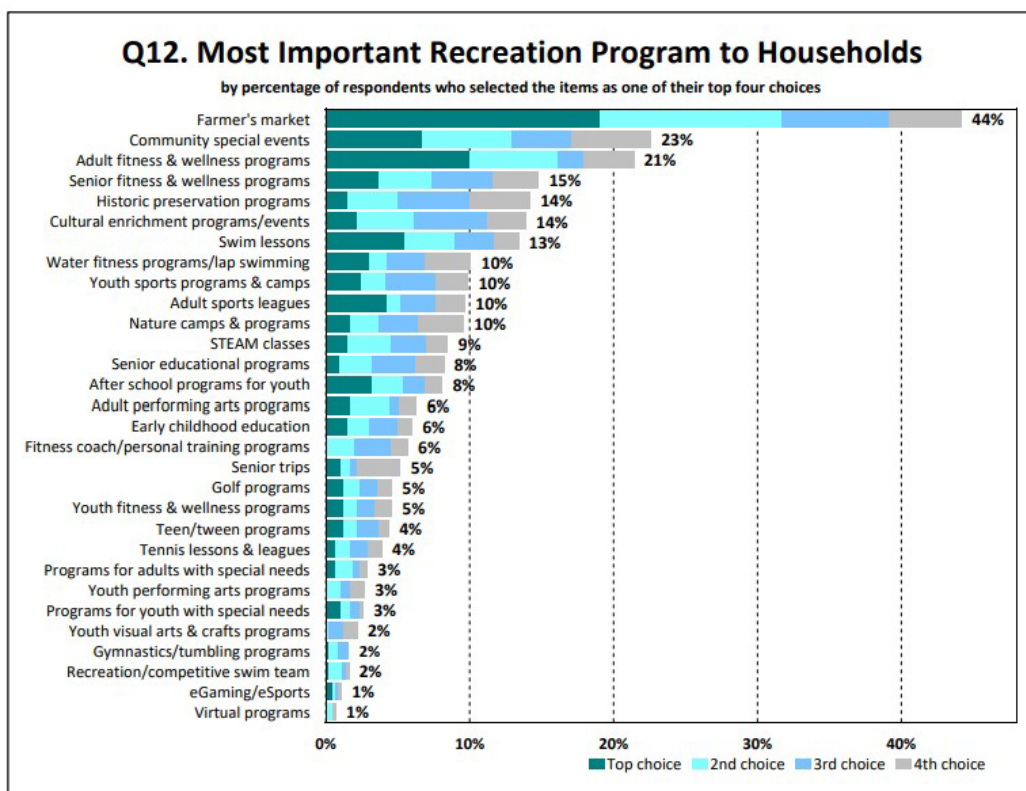


Figure 37: Most Important Recreation Programs to Households



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.

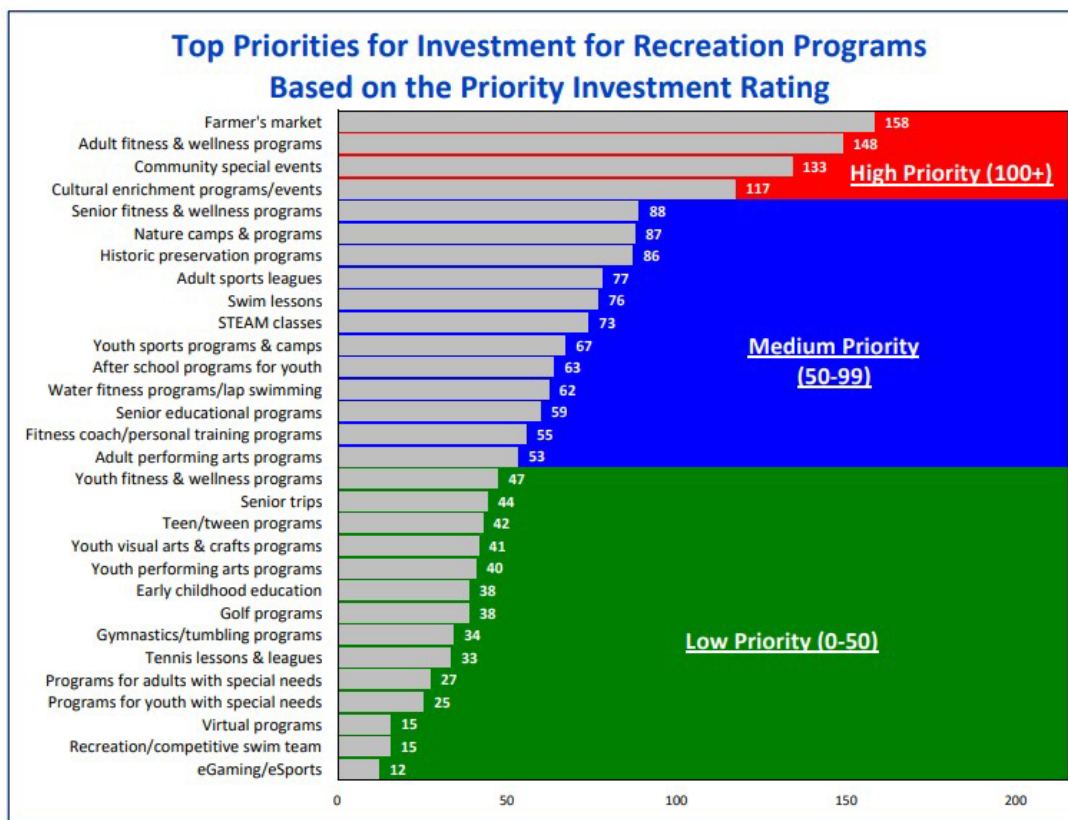


Figure 38: Top Priorities for Investment: Recreation Programs

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%)

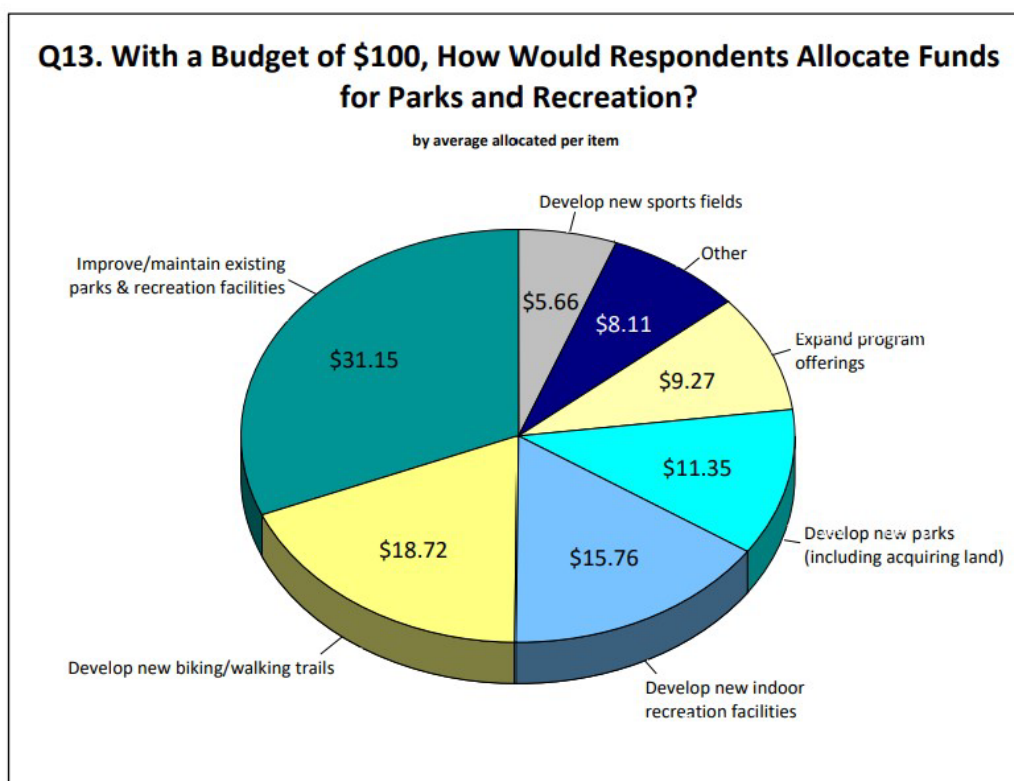


Figure 39: Allocation of Funds with \$100 Budget



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.

 Statistically Valid Survey	 Online Community Survey
• 401 households (Goal of 400) • Precision rate of at least +/- 4.8% at the 95% level of confidence • Residents were able to return the survey by mail, by phone or completing it online • Only scientific & defensible method to understand community needs • Translation services available in multiple languages including Spanish.	• 184 responses • No precision rate or level of confidence due to there being no selection criteria for respondents • Asked same questions as the Statistically Valid Survey • Provides further insight on community expectations • Available in English and Spanish

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 1st 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 1st 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.



Oregon City Parks and Recreation Department

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)
Total Developed Park Acres	189.71	602.51	792.22	20.87	acres per	1,000	10.25	acres per	1,000	Meets Standard	-	Acre(s)	Meets Standard	-	Acre(s)
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)
Total Park Acres	253.95	602.51	856.46	22.56	acres per	1,000	11.25	acres per	1,000	Meets Standard	-	Acre(s)	Meets Standard	-	Acre(s)
TRAILS:															
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)
OUTDOOR AMENITIES:															
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)
INDOOR AMENITIES:															
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
2022 Estimated Population															
2032 Estimated Population															

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)

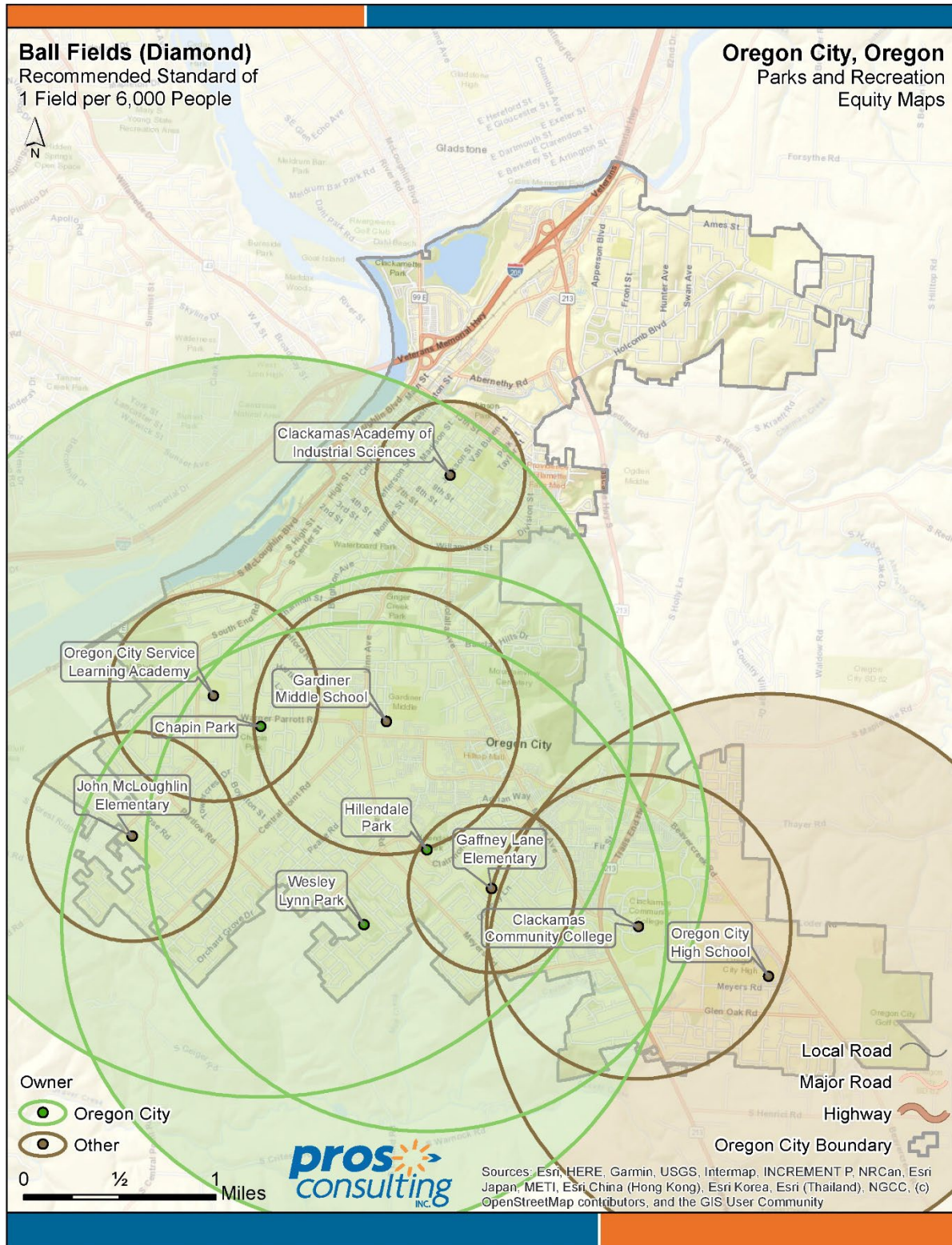


Figure 54: Ballfields Map

4.2.2 BASKETBALL COURTS

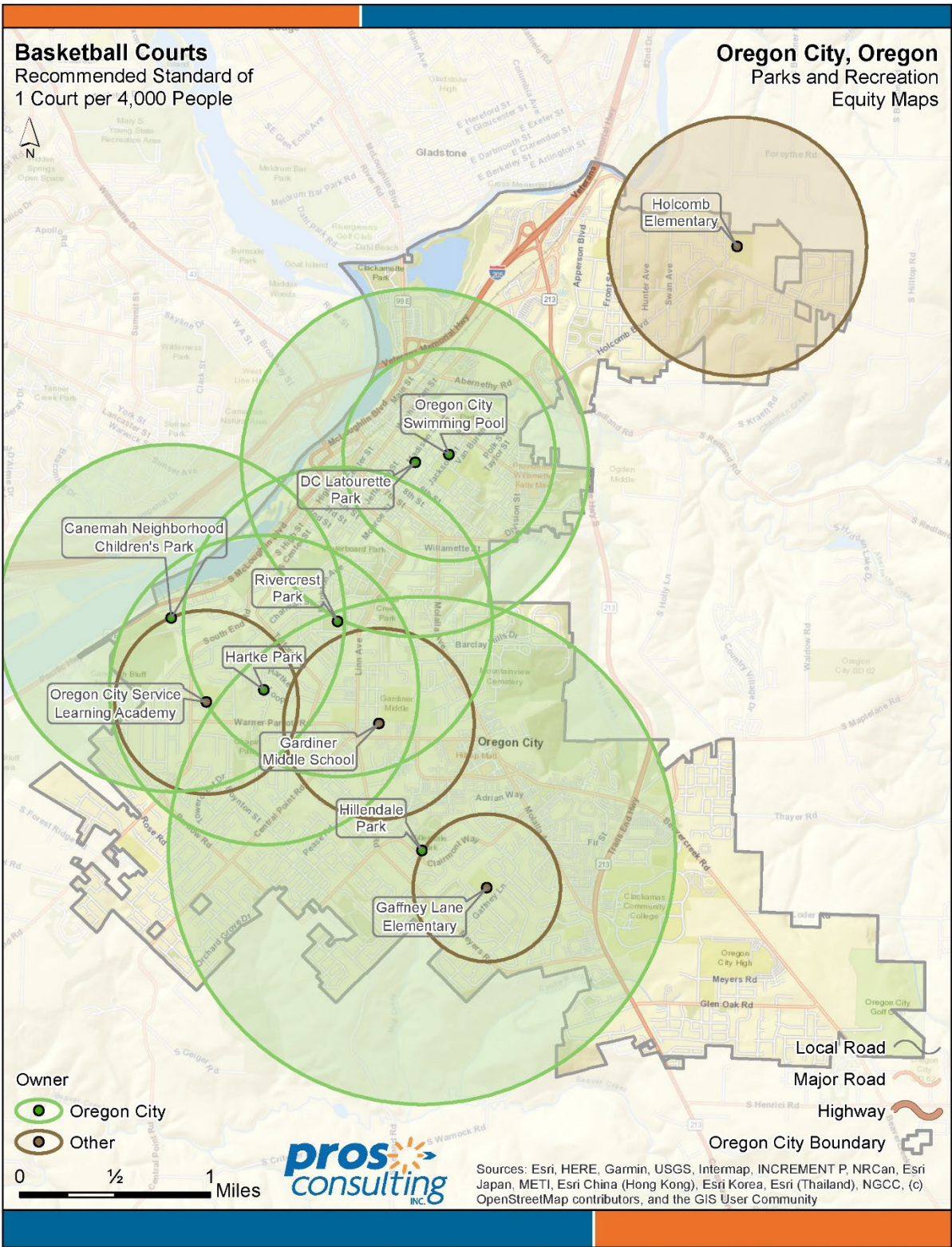


Figure 55: Basketball Courts Map



4.2.3 COMMUNITY PARKS

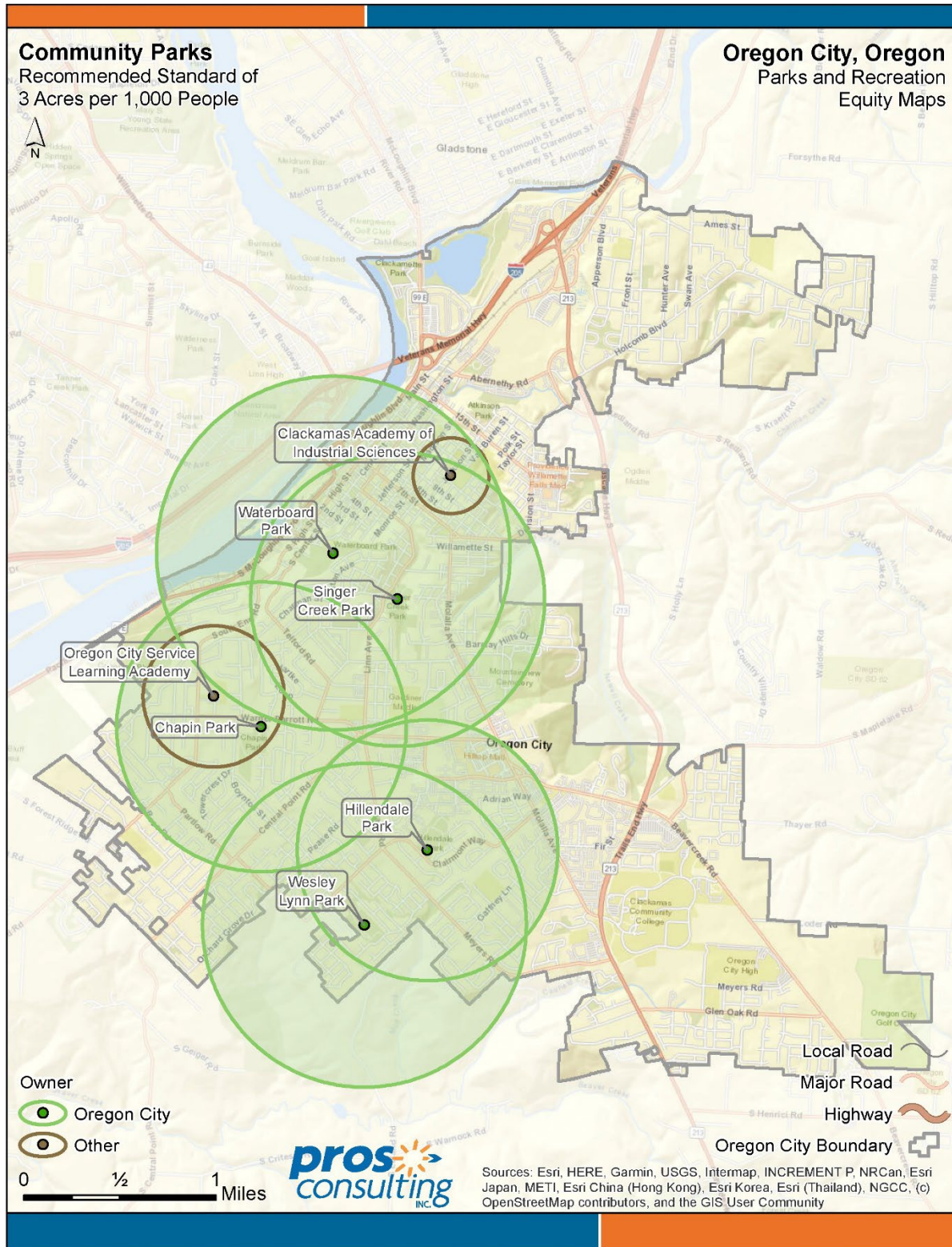


Figure 56: Community Parks Map

4.2.4 FENCE DOG PARK

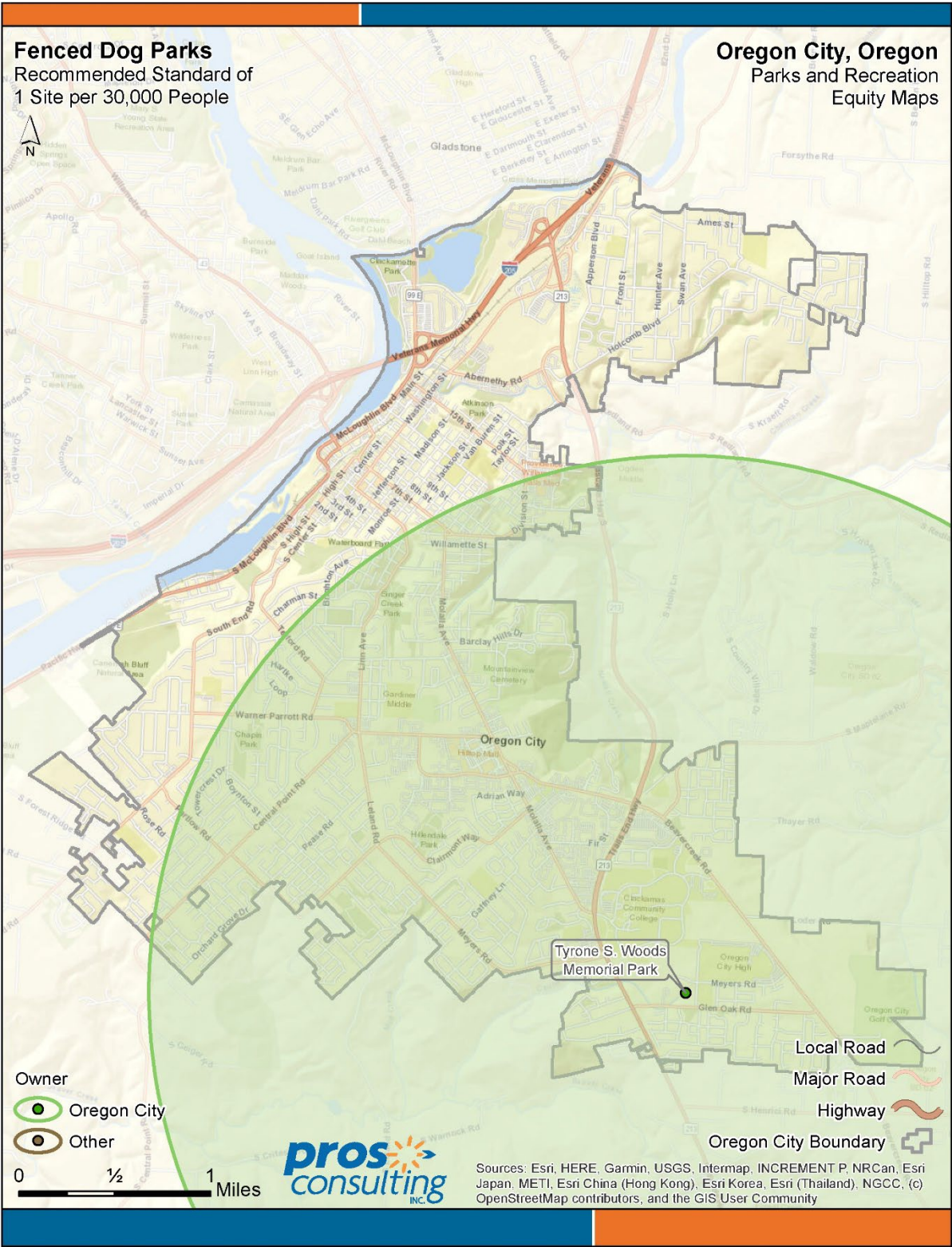


Figure 57: Fenced Dog Parks Map



4.2.5 INDOOR AQUATIC SPACE

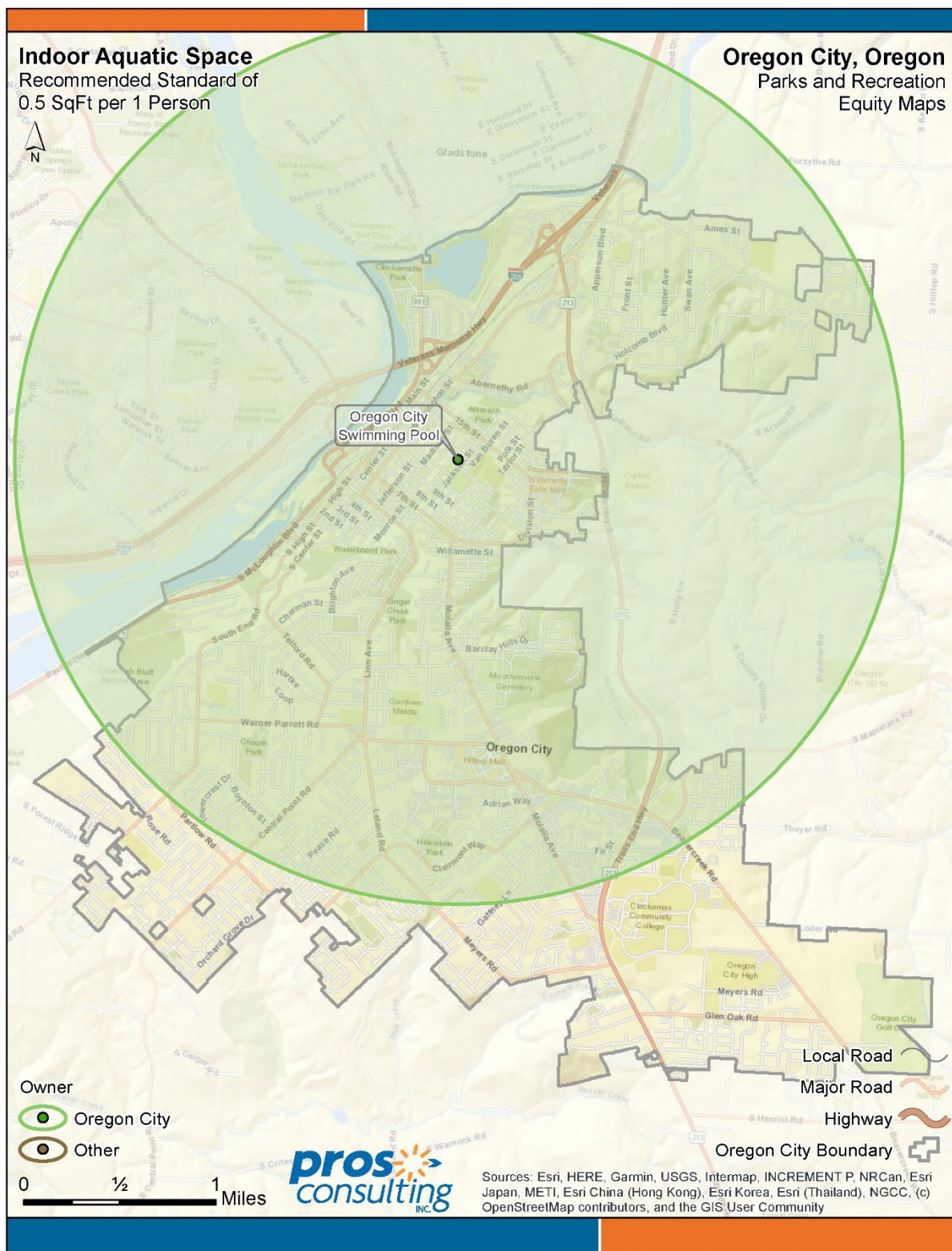


Figure 58: Indoor Aquatic Space Map

4.2.6 INDOOR RECREATION SPACE

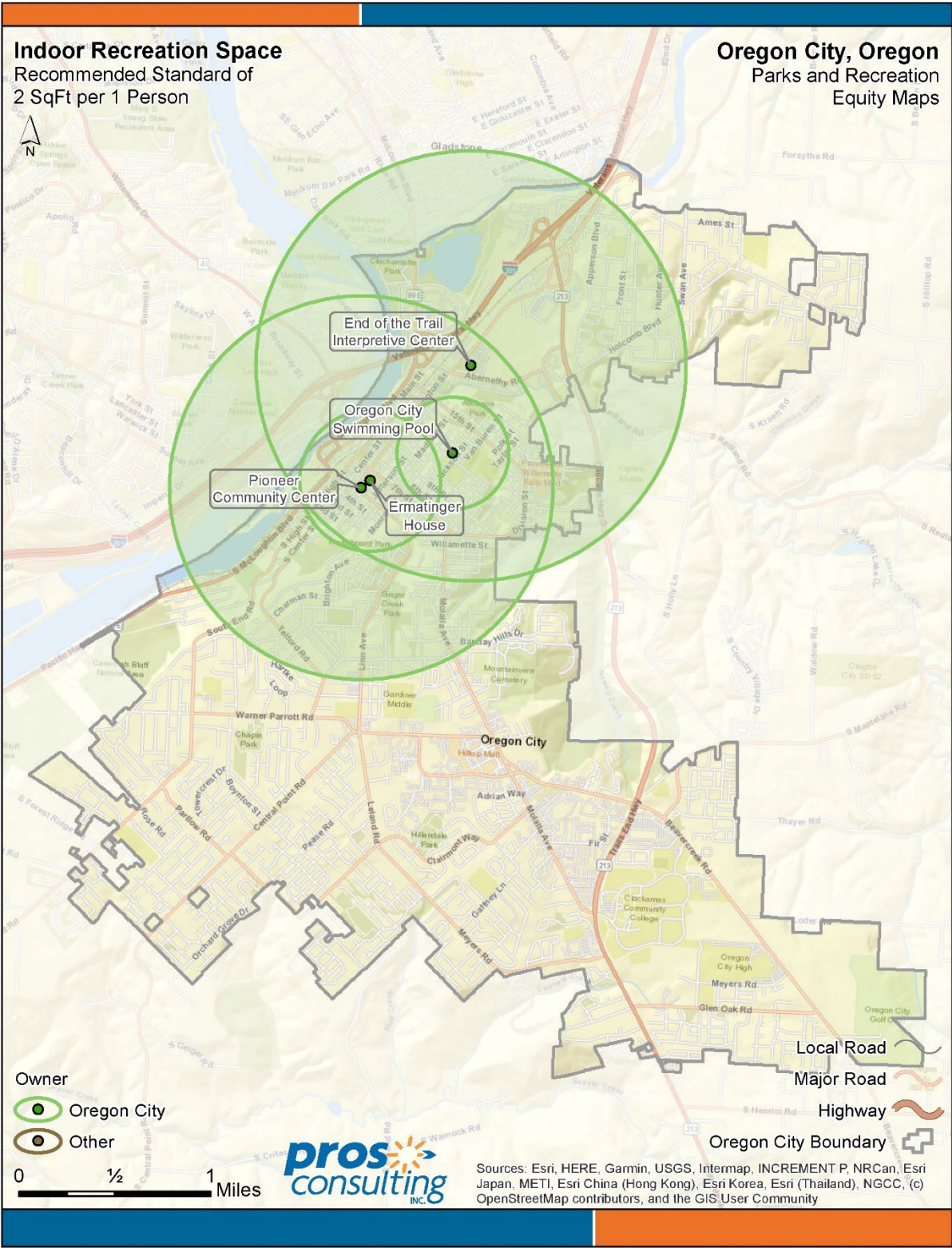


Figure 59: Indoor Recreation Space Map



4.2.7 MULTI-PURPOSE FIELDS (RECTANGULAR)

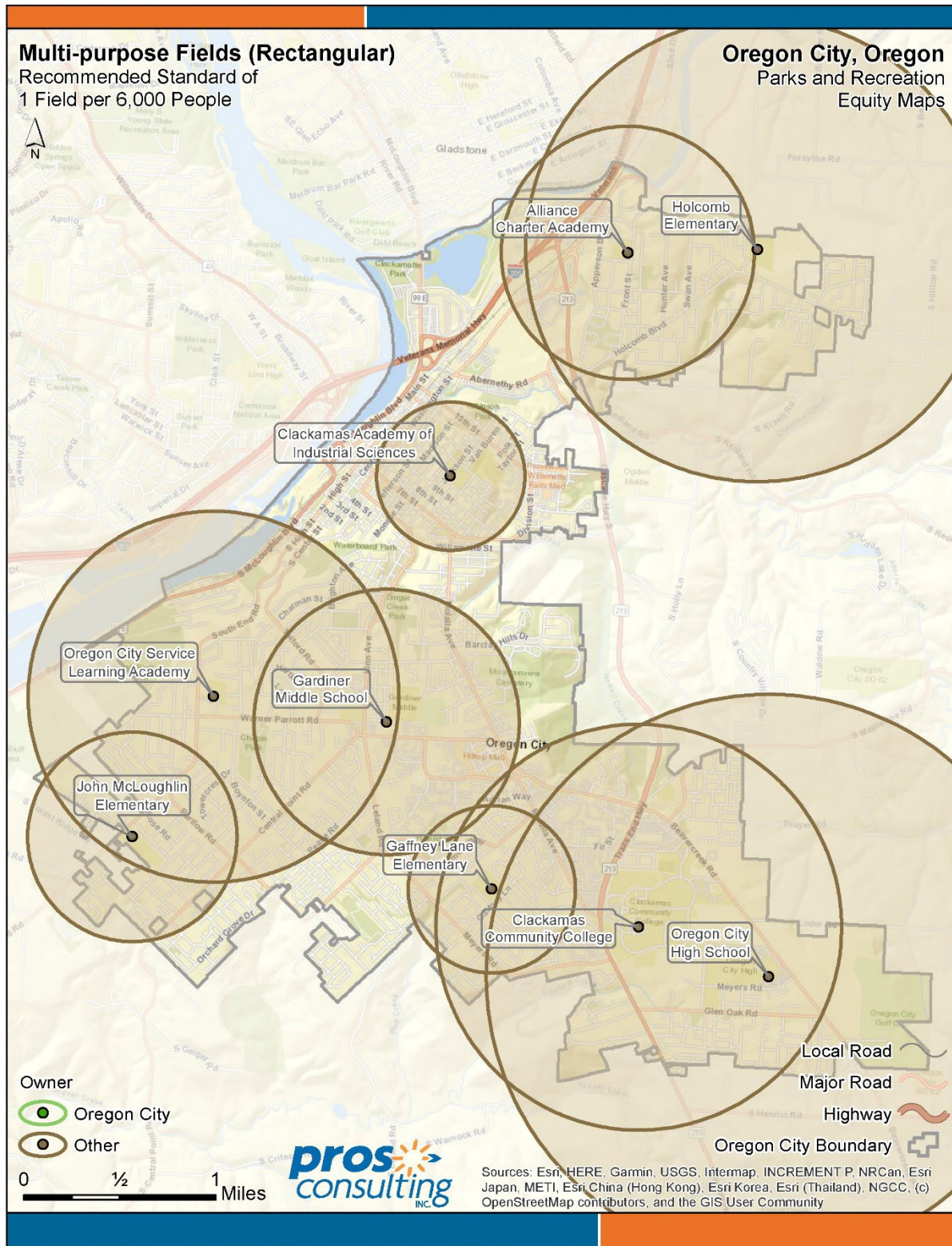


Figure 60: Multi-Purpose Fields (Rectangular) Map

4.2.8 NEIGHBORHOOD PARKS

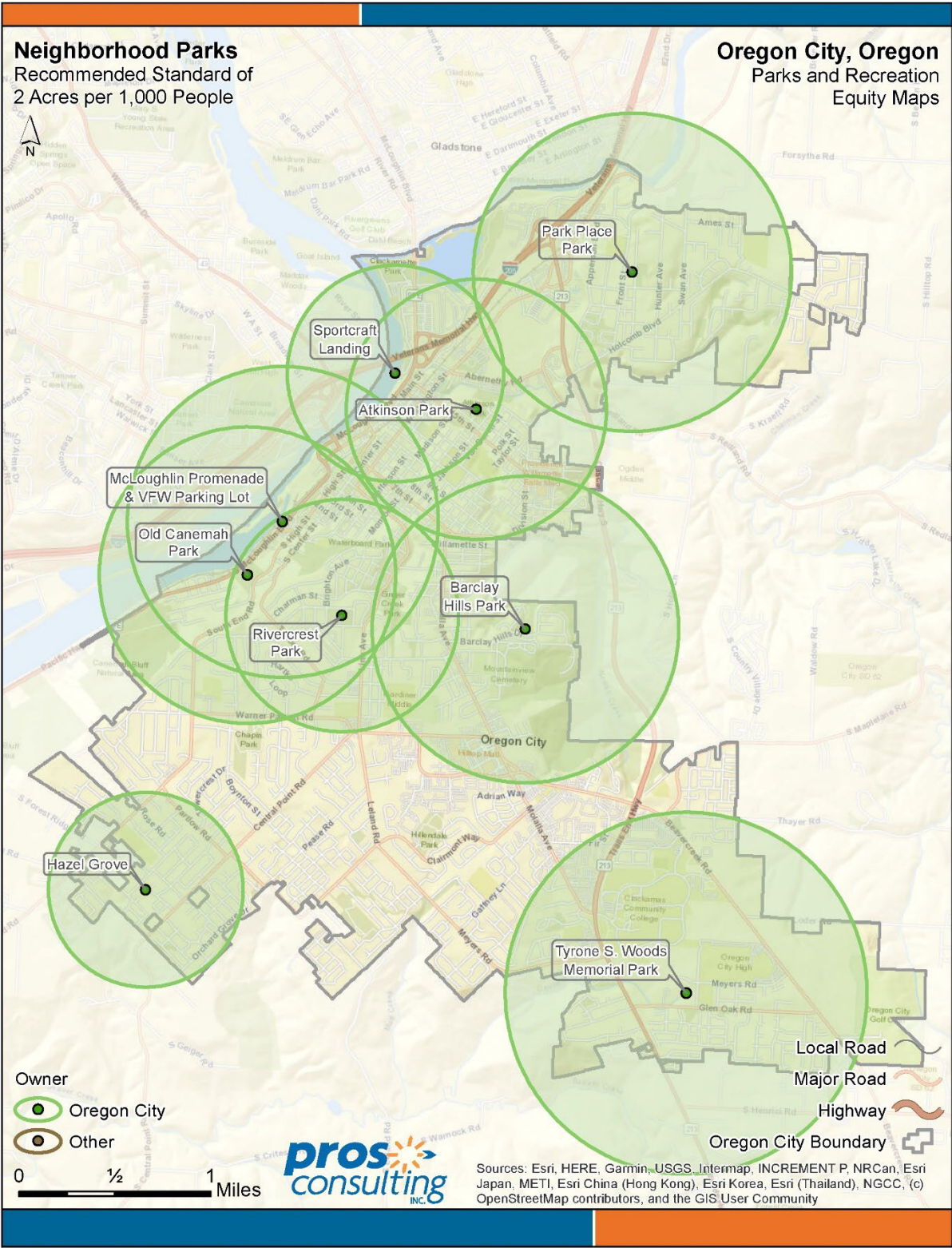


Figure 61: Neighborhood Parks Map



4.2.9 PICKLEBALL COURTS

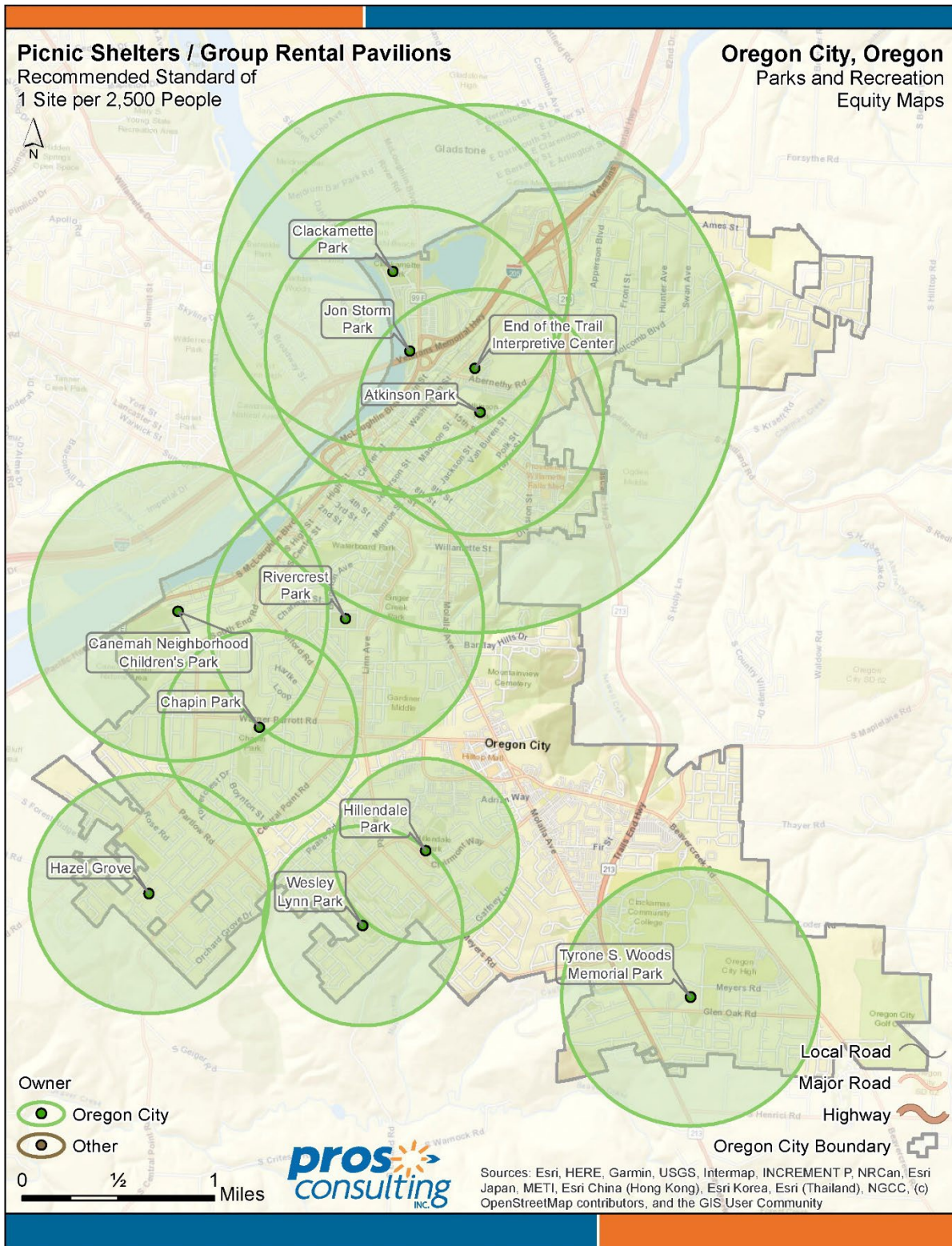


Figure 63: Picnic Shelters / Group Rental Pavilions Map

4.2.11 PLAYGROUNDS

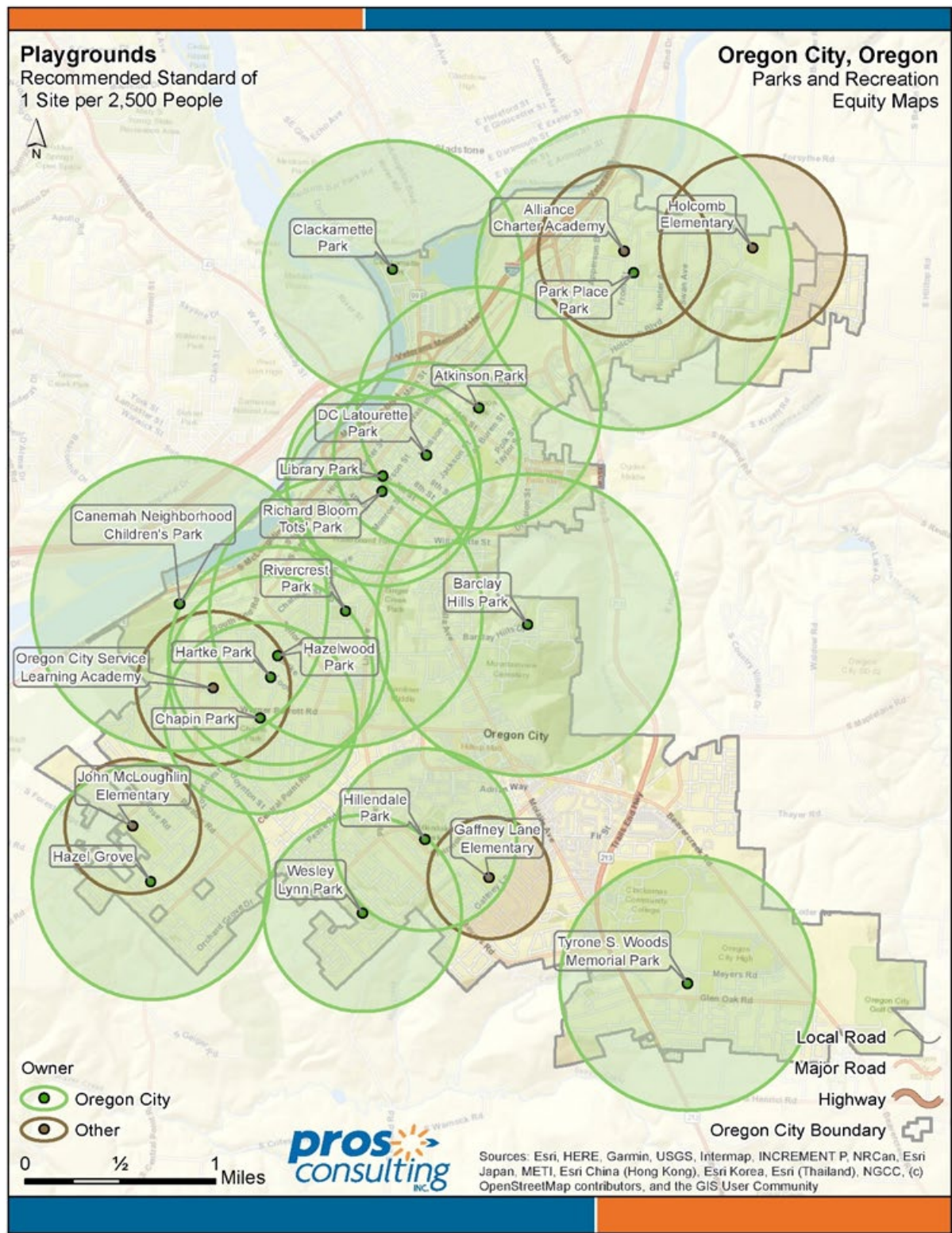


Figure 64: Playgrounds Map



4.2.12 POCKET PARKS

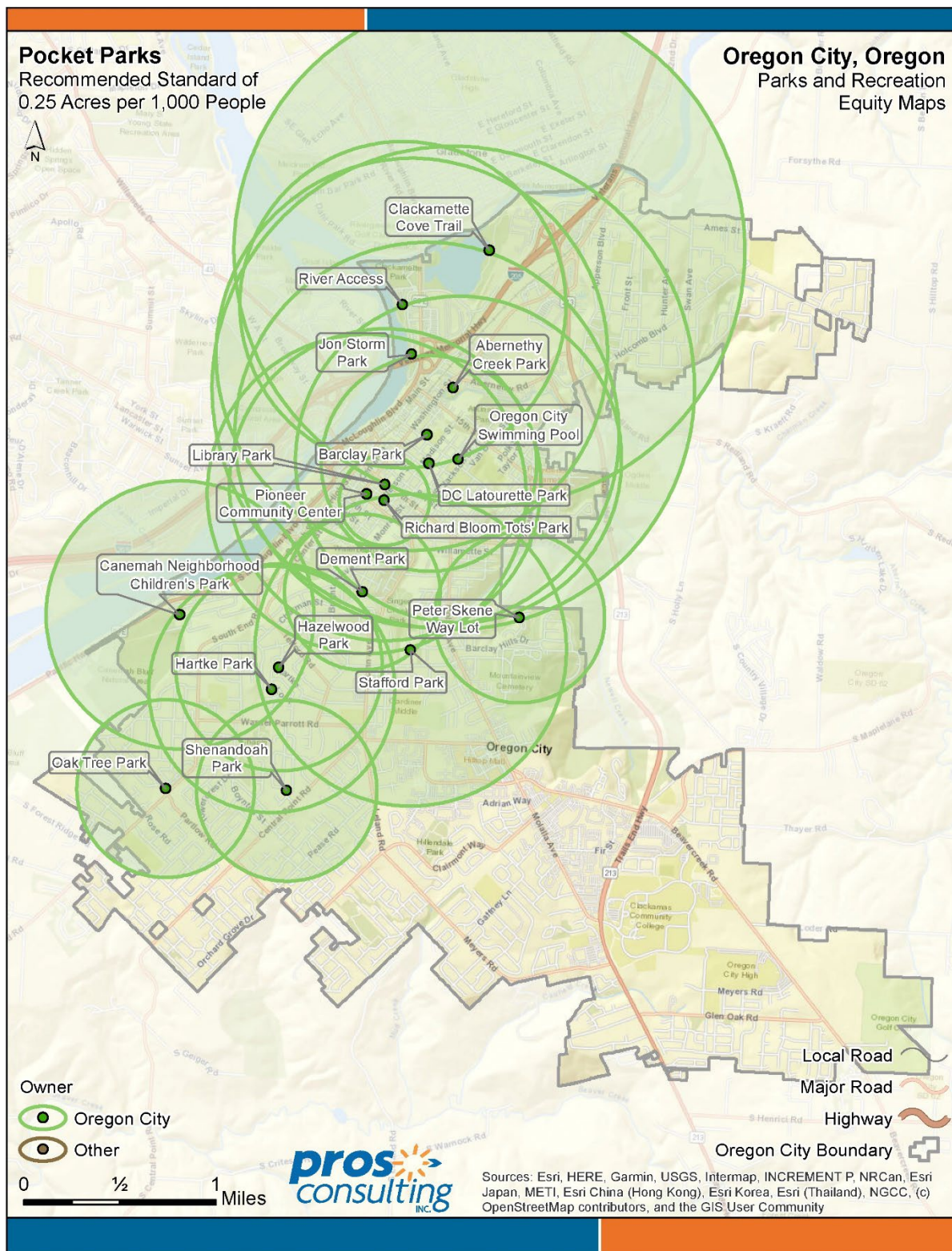


Figure 65: Pocket Parks Map

4.2.13 REGIONAL PARKS

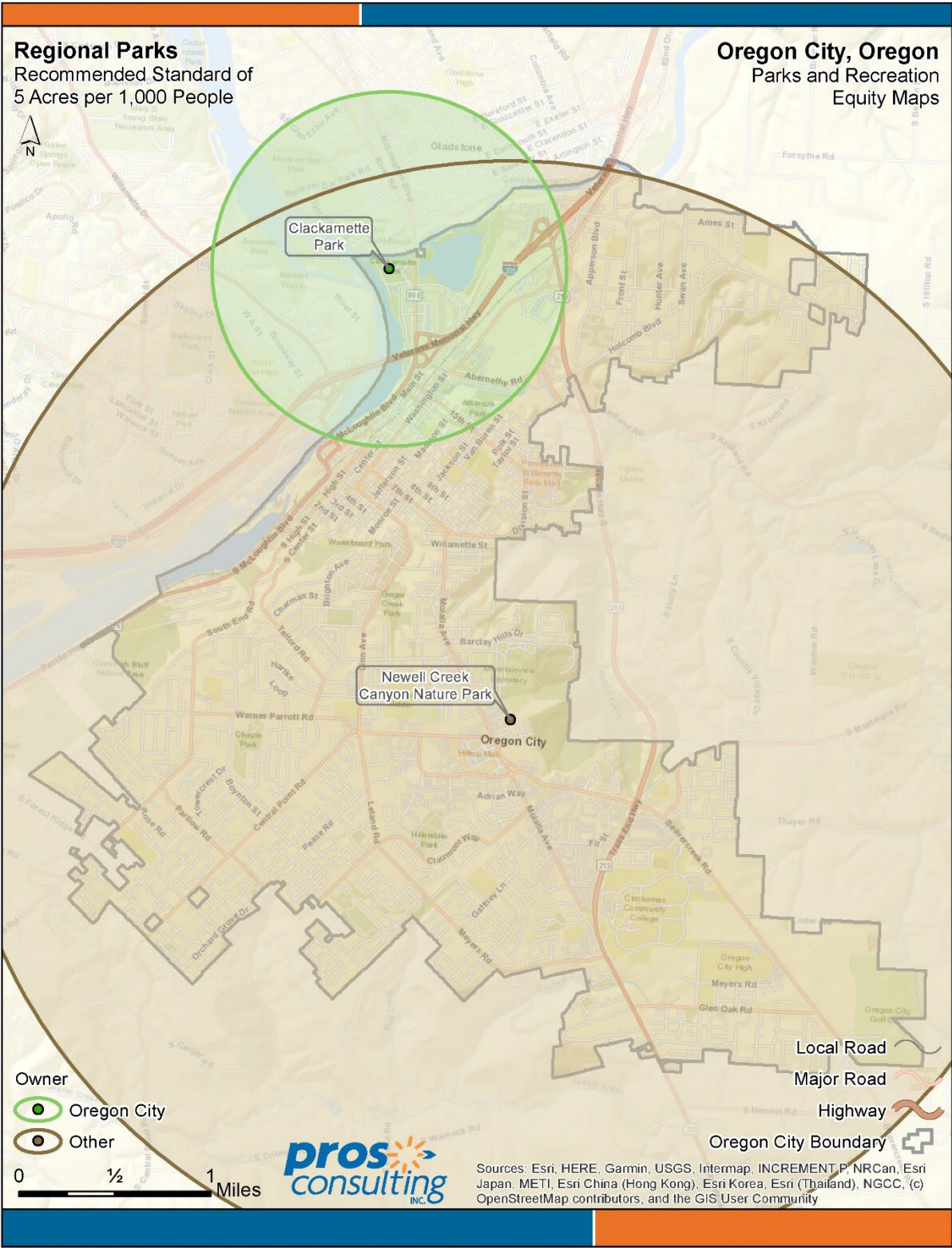


Figure 66: Regional Parks Map



4.2.14 SKATE PARKS

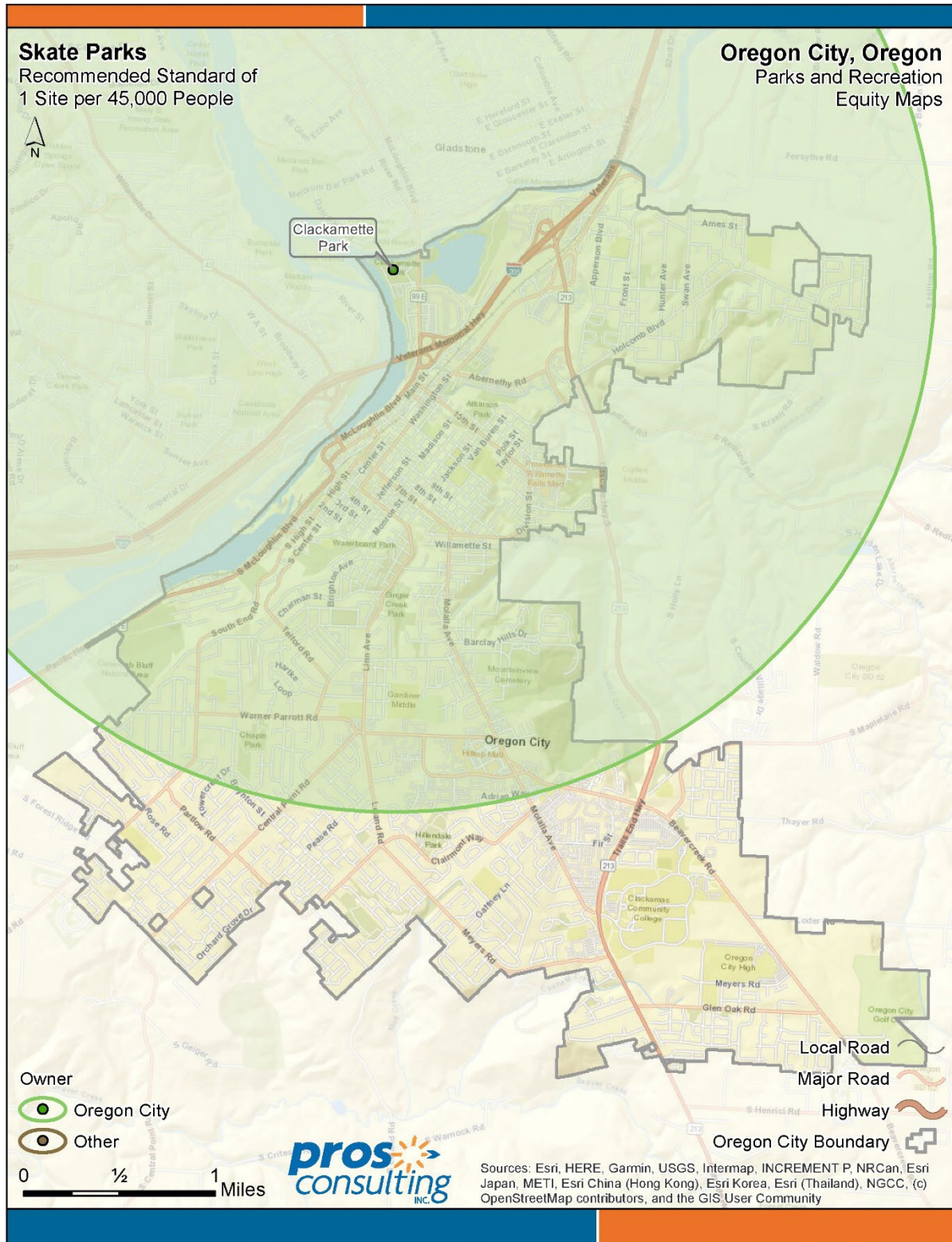


Figure 67: Skate Parks Map

4.2.15 SPECIALTY PARKS

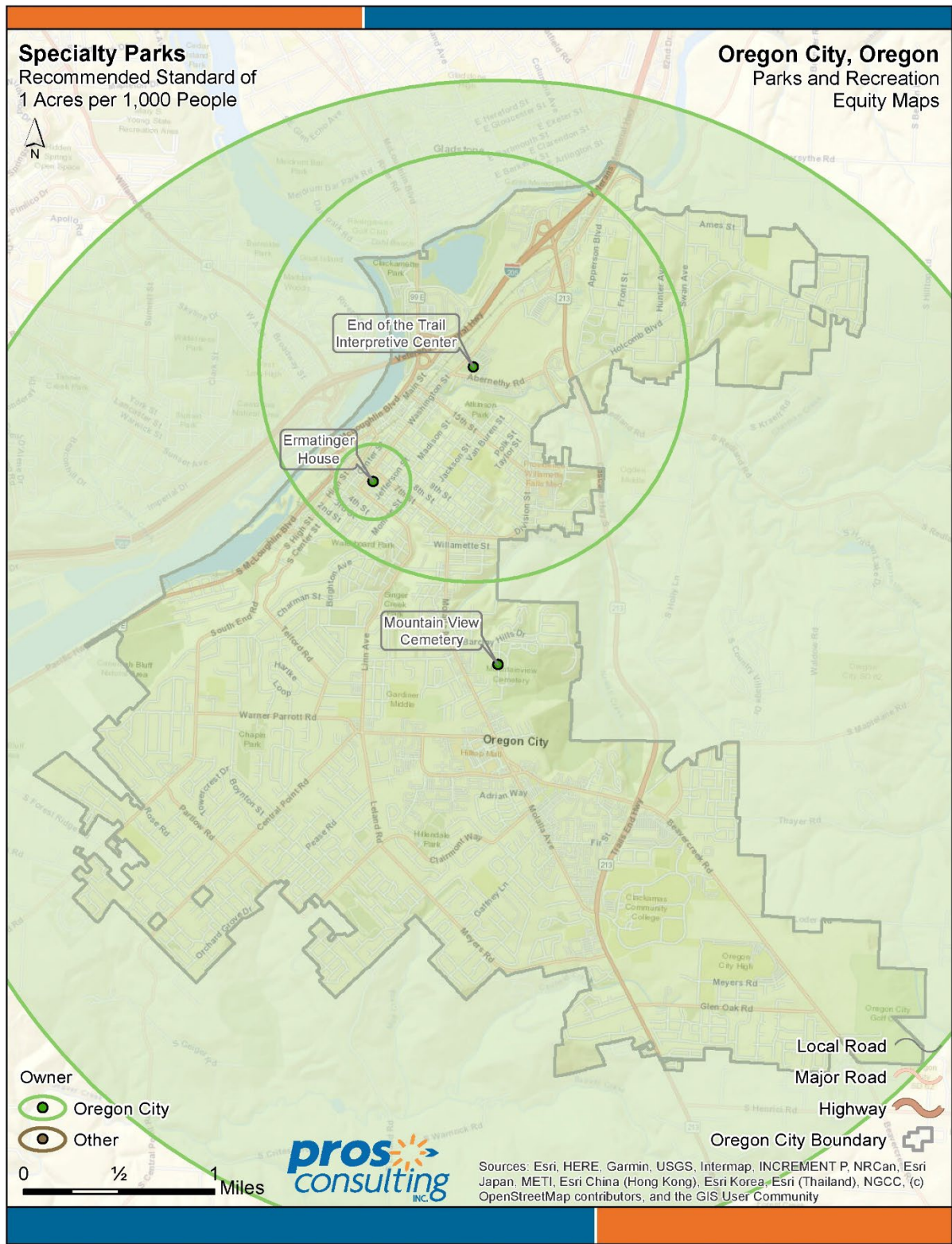


Figure 68: Specialty Parks Map



4.2.16 SPLASH PADS

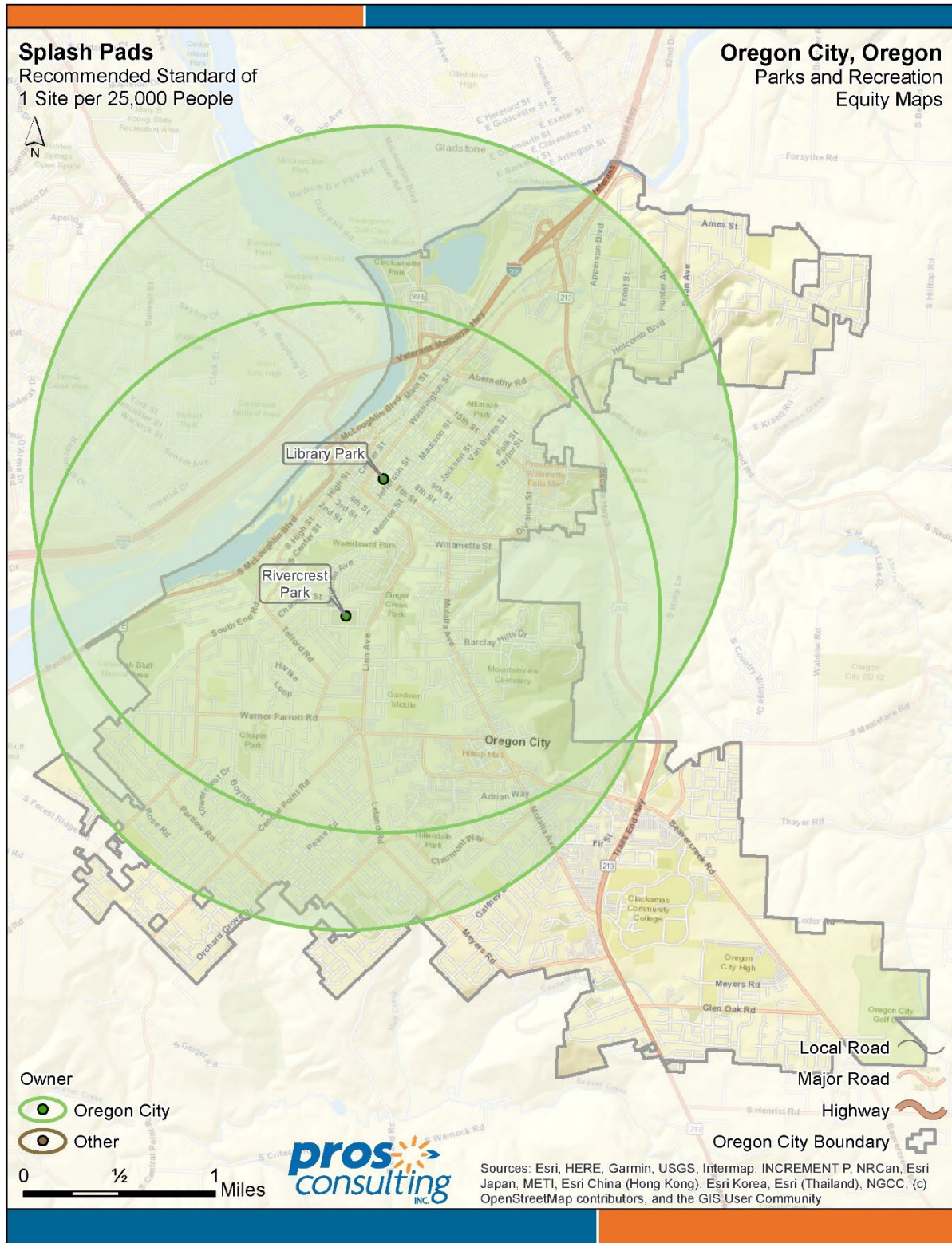


Figure 69: Splash Pads Map

4.2.17 TENNIS COURTS

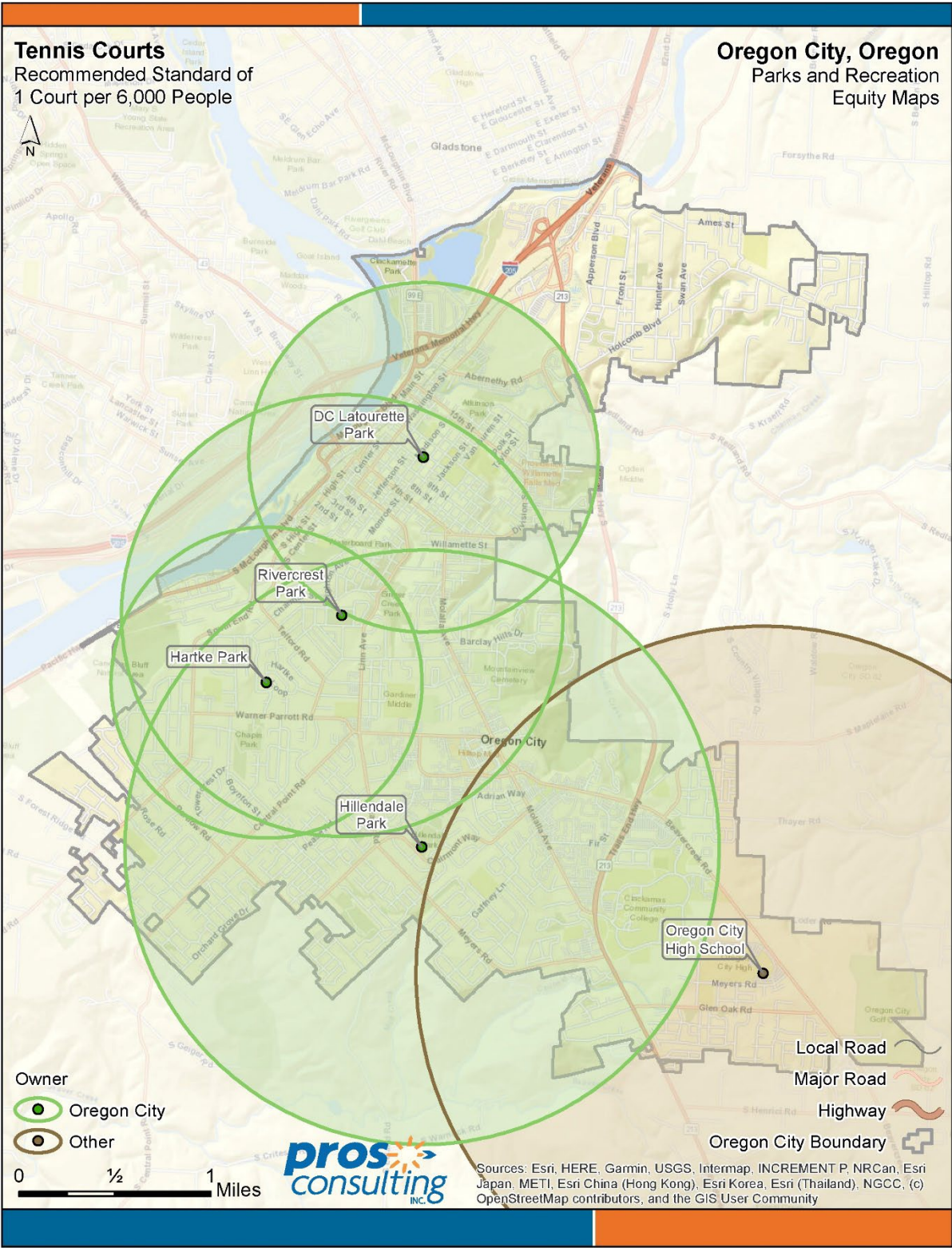


Figure 70: Tennis Courts Map



4.2.18 TRAILS (PAVED & UNPAVED)

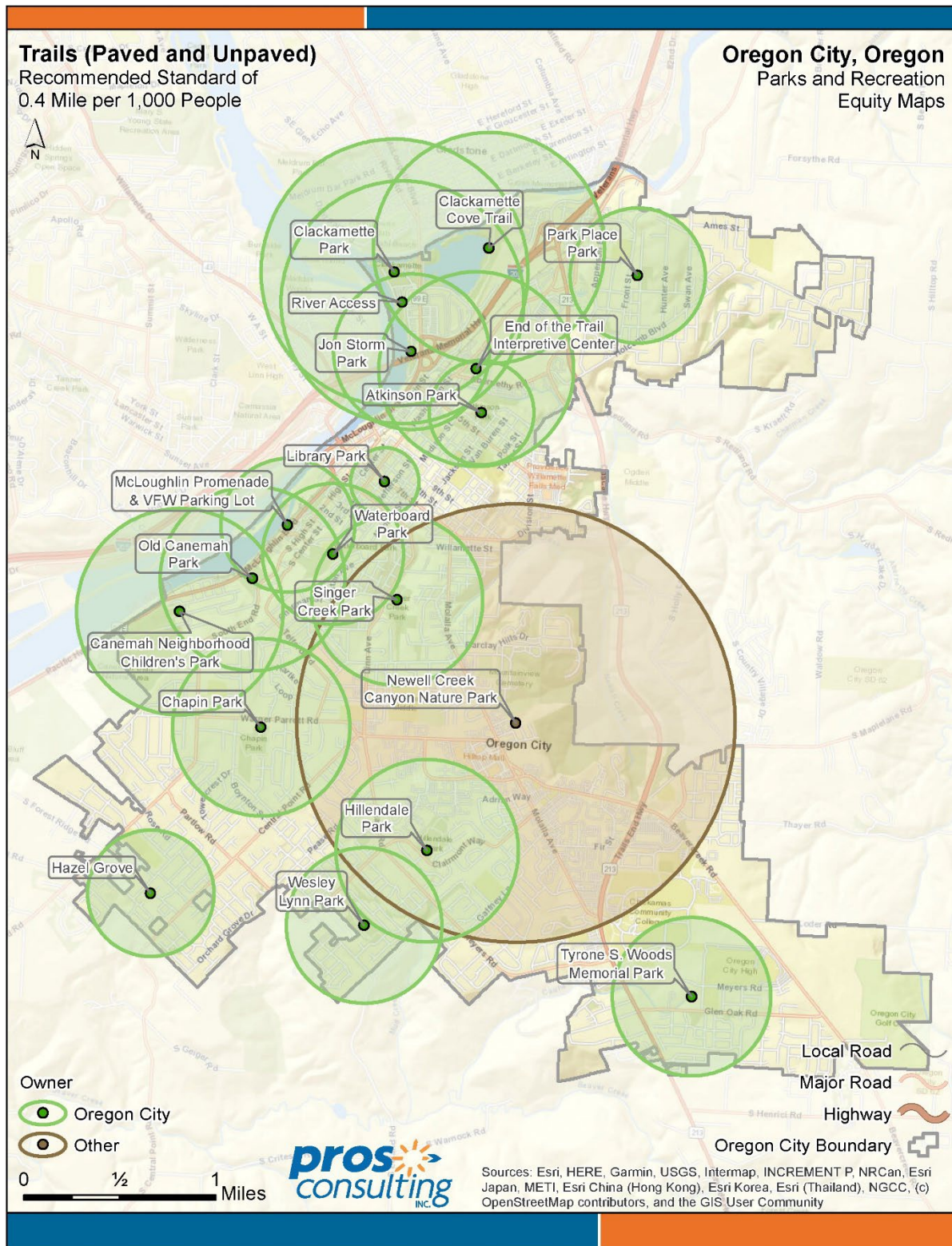


Figure 71: Trails Map

4.2.19 UNFENCED DOG PARKS

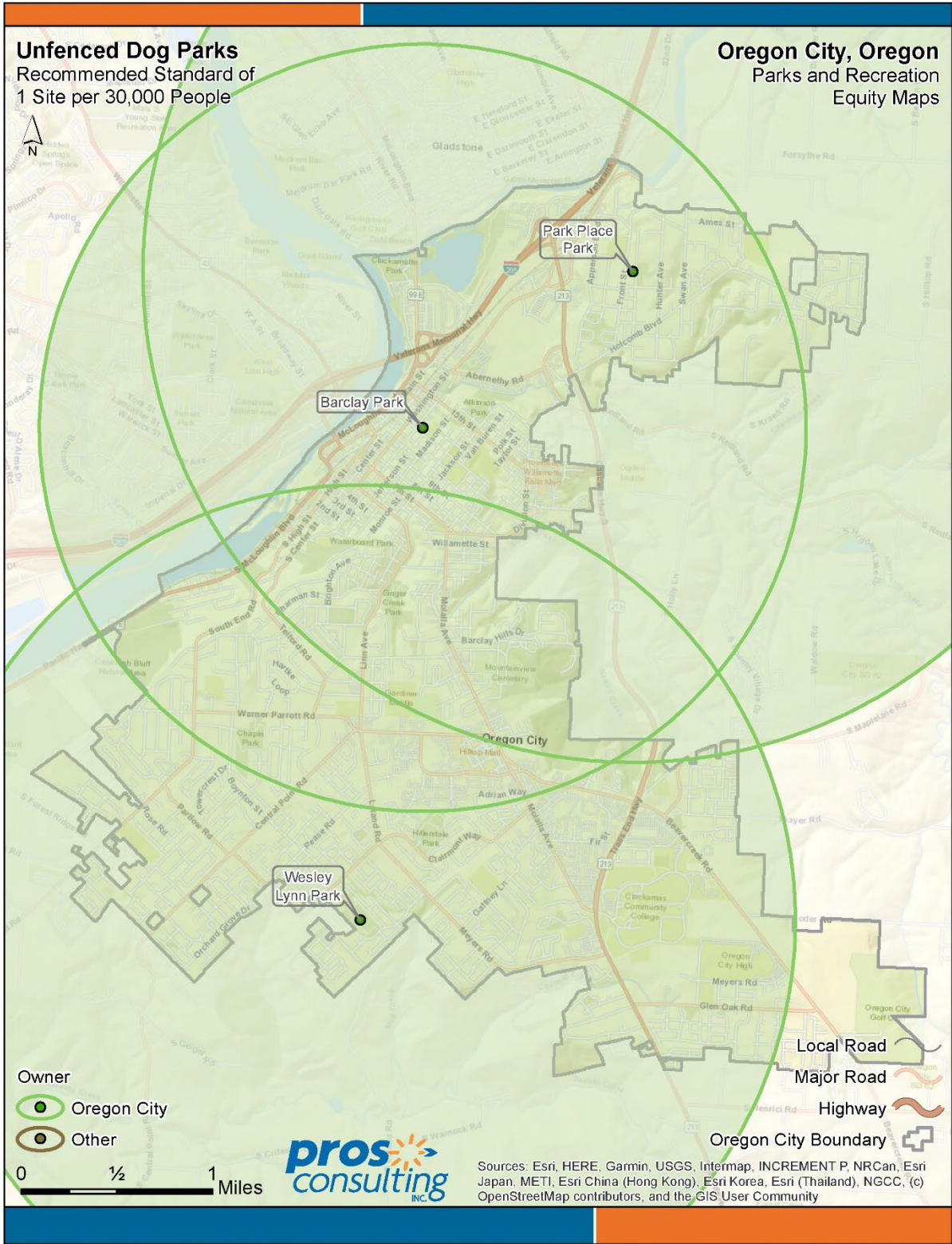


Figure 72: Unfenced Dog Parks Map



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.

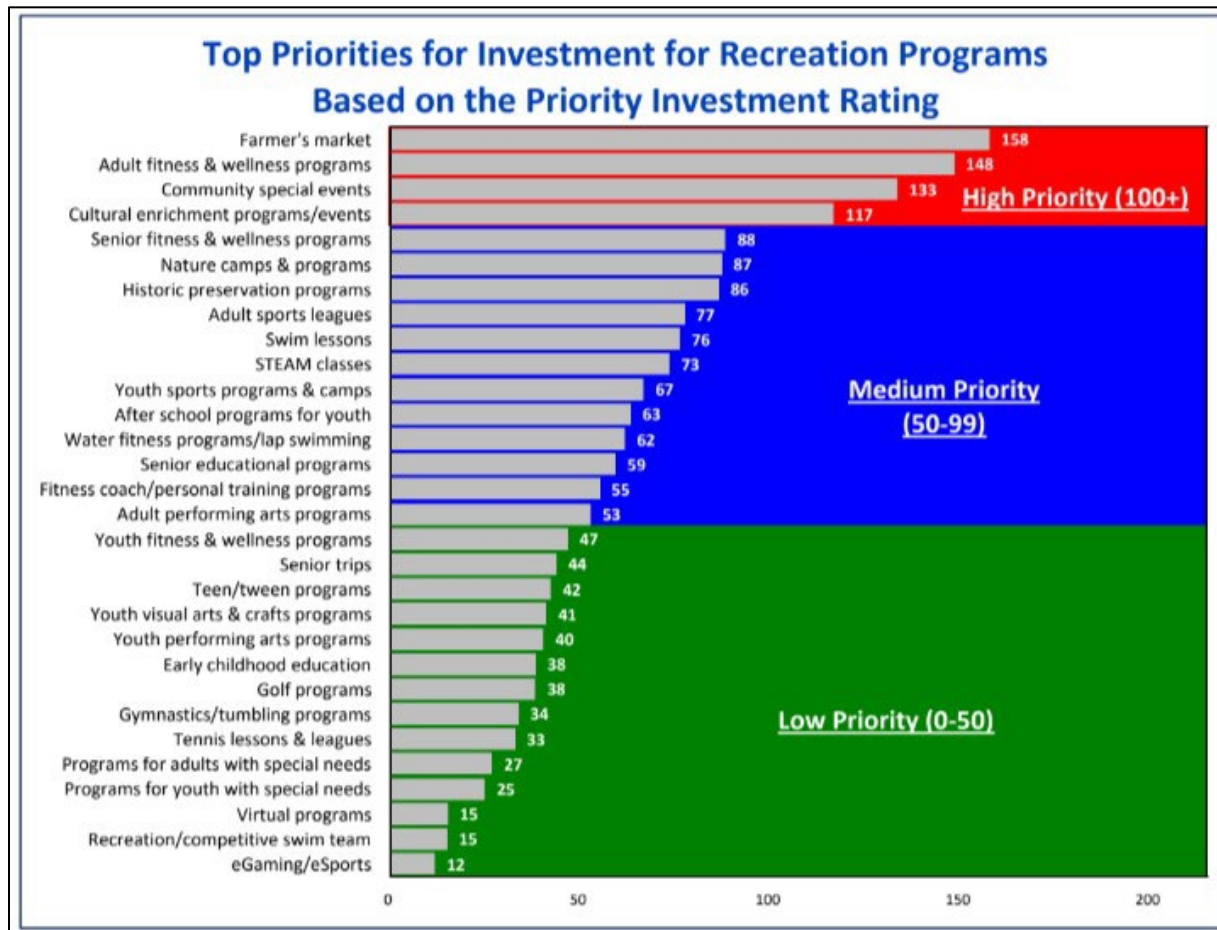


Figure 74: Top Priorities for Program Investment Based on PIR



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 (5 and Under)	Elementary (6-12)	Teens (13-17)	Adult (18+)	Senior (55+)	All Ages 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
Public interest; Legal Mandate; Mission Alignment	High public expectation	High public expectation	High individual and interest group expectation
Financial Sustainability	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
Benefits (health, safety, protection of assets, etc.)	Substantial public benefit (negative consequence if not provided)	Public and individual benefit	Primarily individual benefit
Competition in the Market	Limited or no alternative providers	Alternative providers unable to meet demand or need	Alternative providers readily available
Access	Open access by all	Open access Limited access to specific users	Limited access to specific users
Best Practice Cost Recovery Goal*	0 - 50%	50% - 75%	75% - 100%+
Program Distribution	23%	34%	43%

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

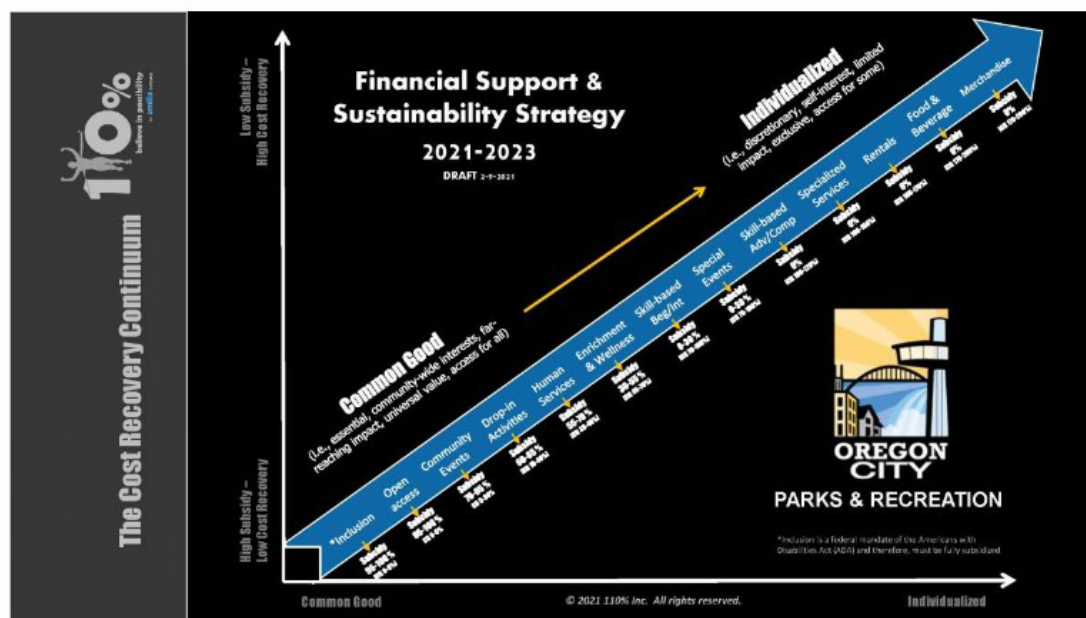


Figure 8: Oregon City Cost Recovery Model

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.

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.

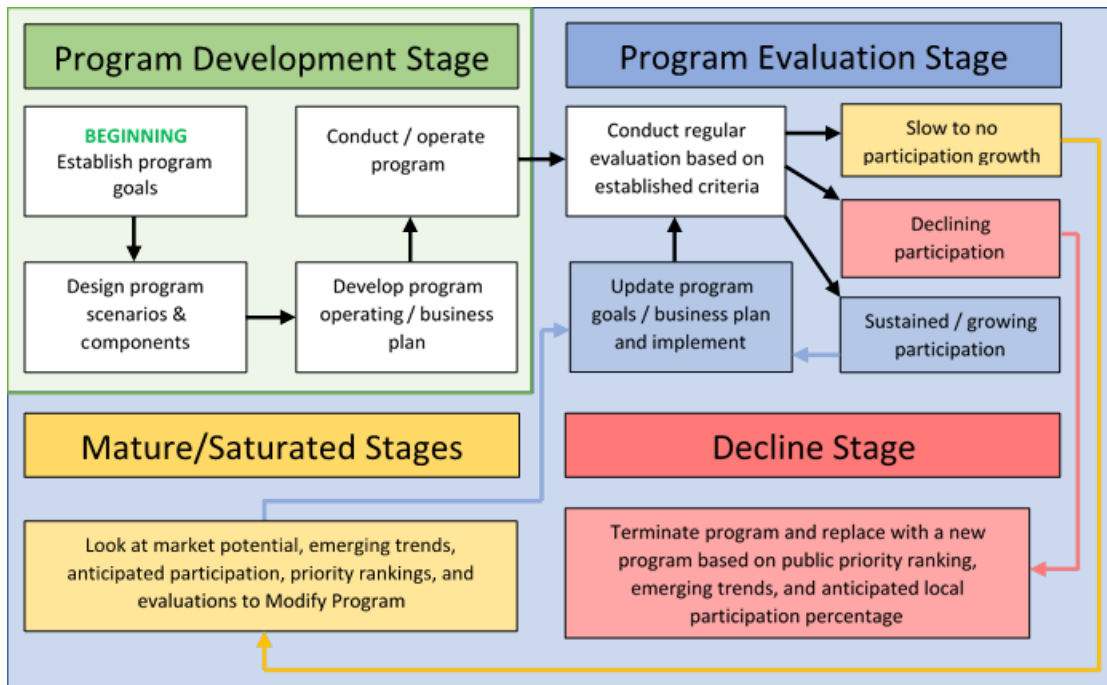


Figure 82: Evaluation Cycle with Program Lifecycle Logic Matrix

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.

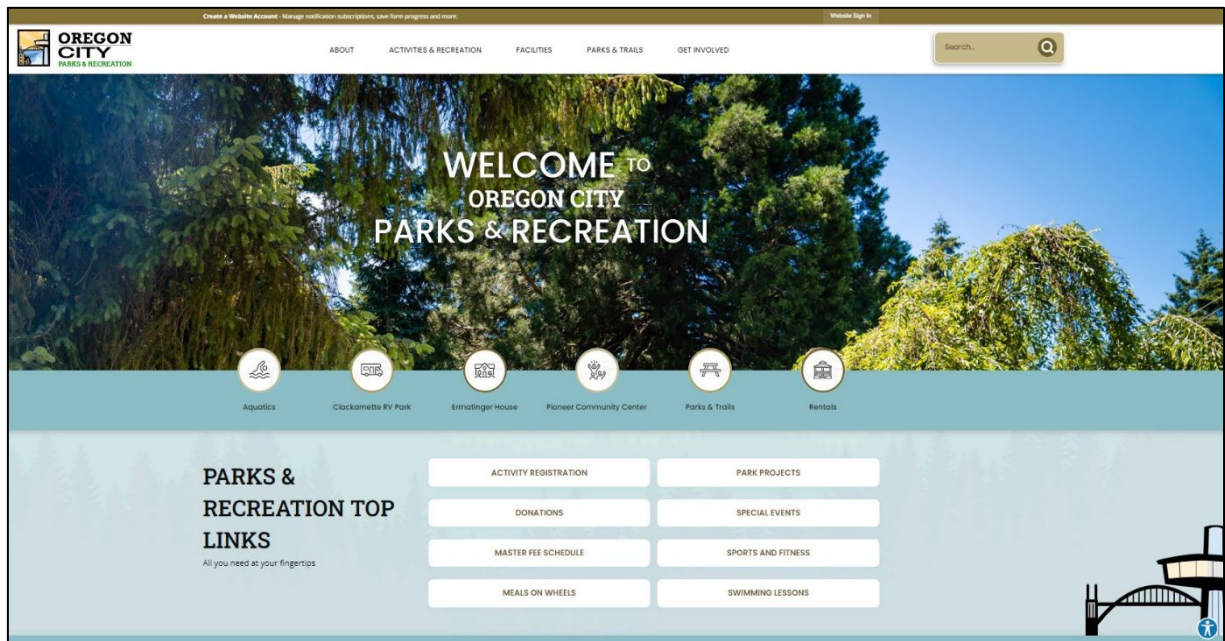


Figure 83: Oregon City Parks and Recreation Department Homepage

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)

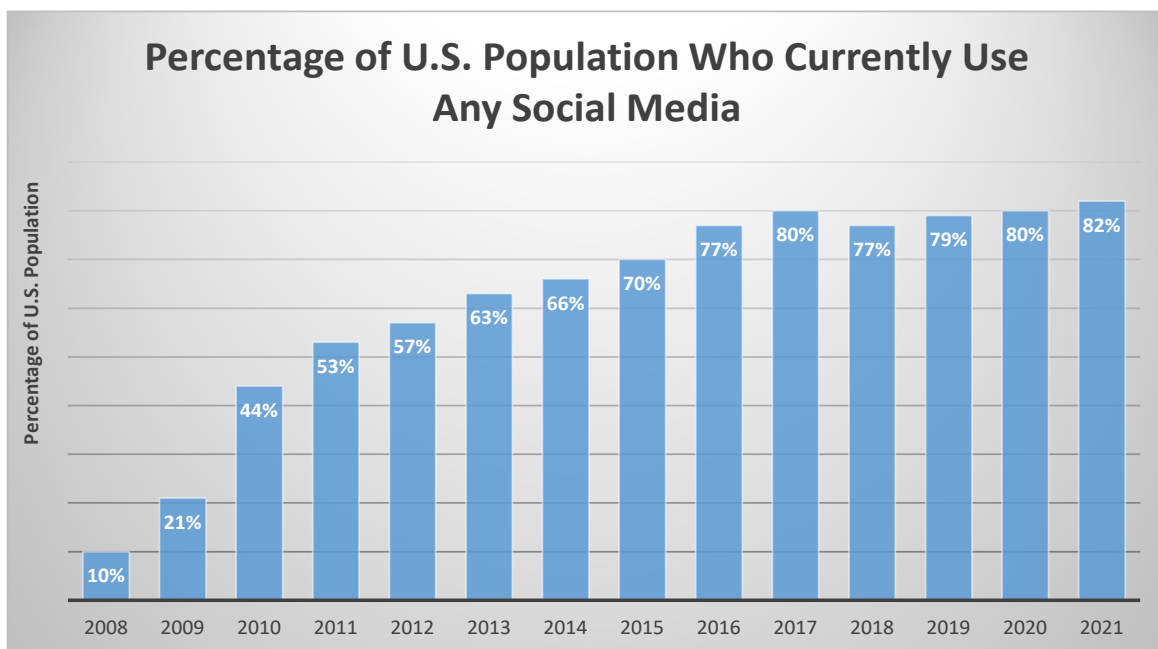
- 625 Followers
- 54 employees
- Last post was a job announcement dated 2 months ago
- Recommendations for LinkedIn include professional content, examples of your organizational culture, company news and job opportunities

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.

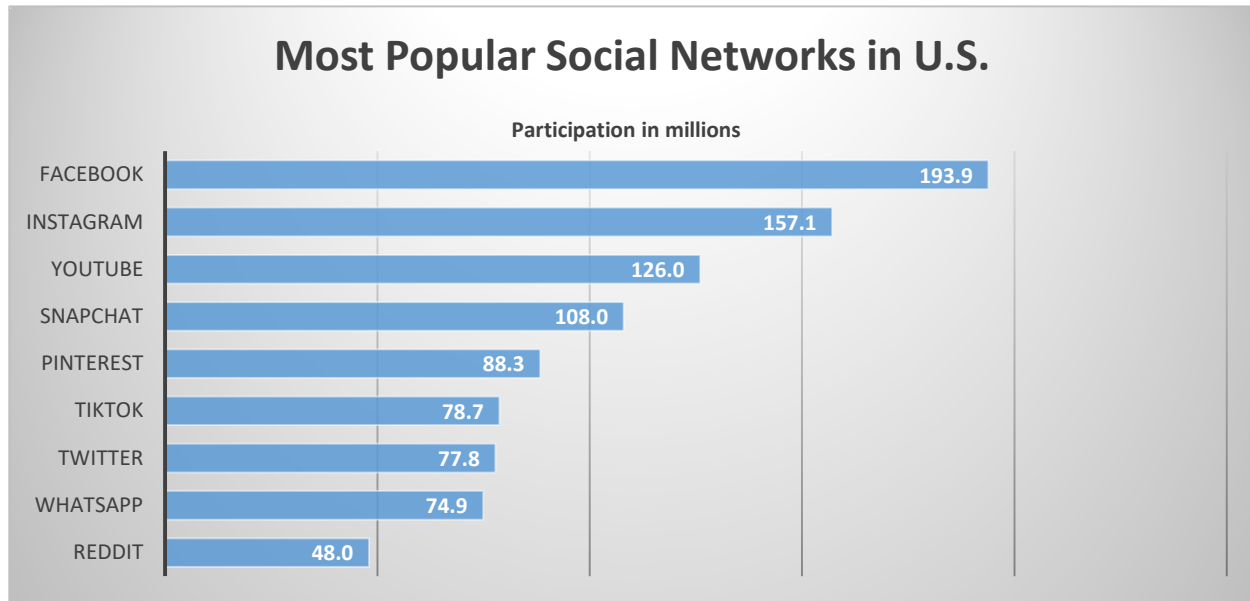


Source: <https://www.statista.com>

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.

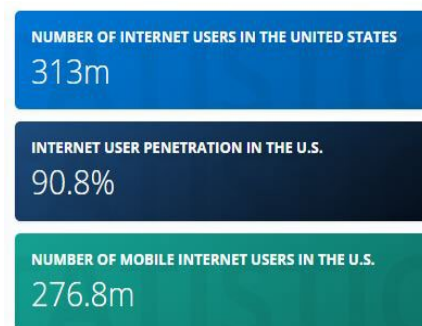


Source: [www. https://www.statista.com](https://www.statista.com)

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/

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.



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

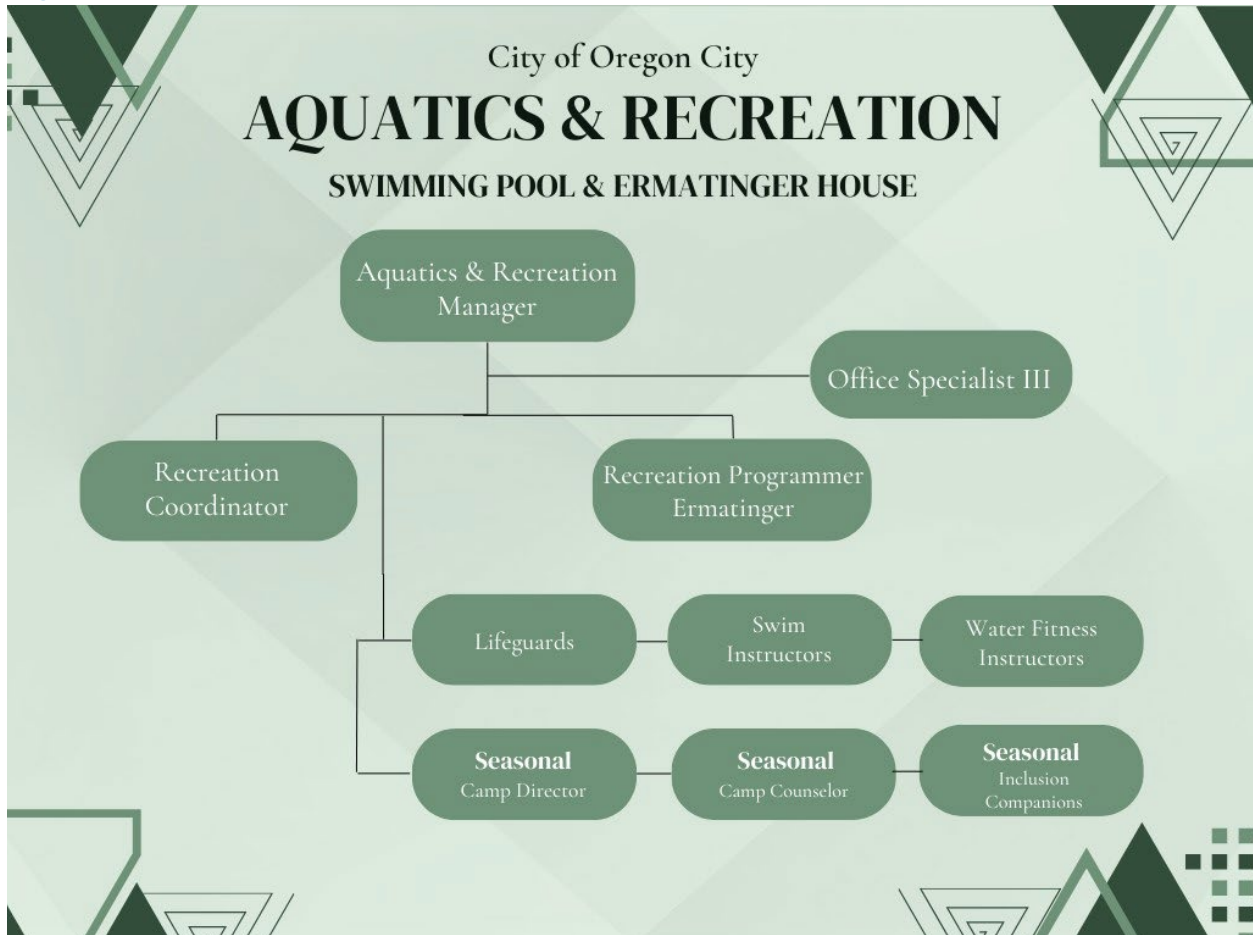


Figure 88: Aquatics & Recreation Org Chart

FACILITIES ORG CHART

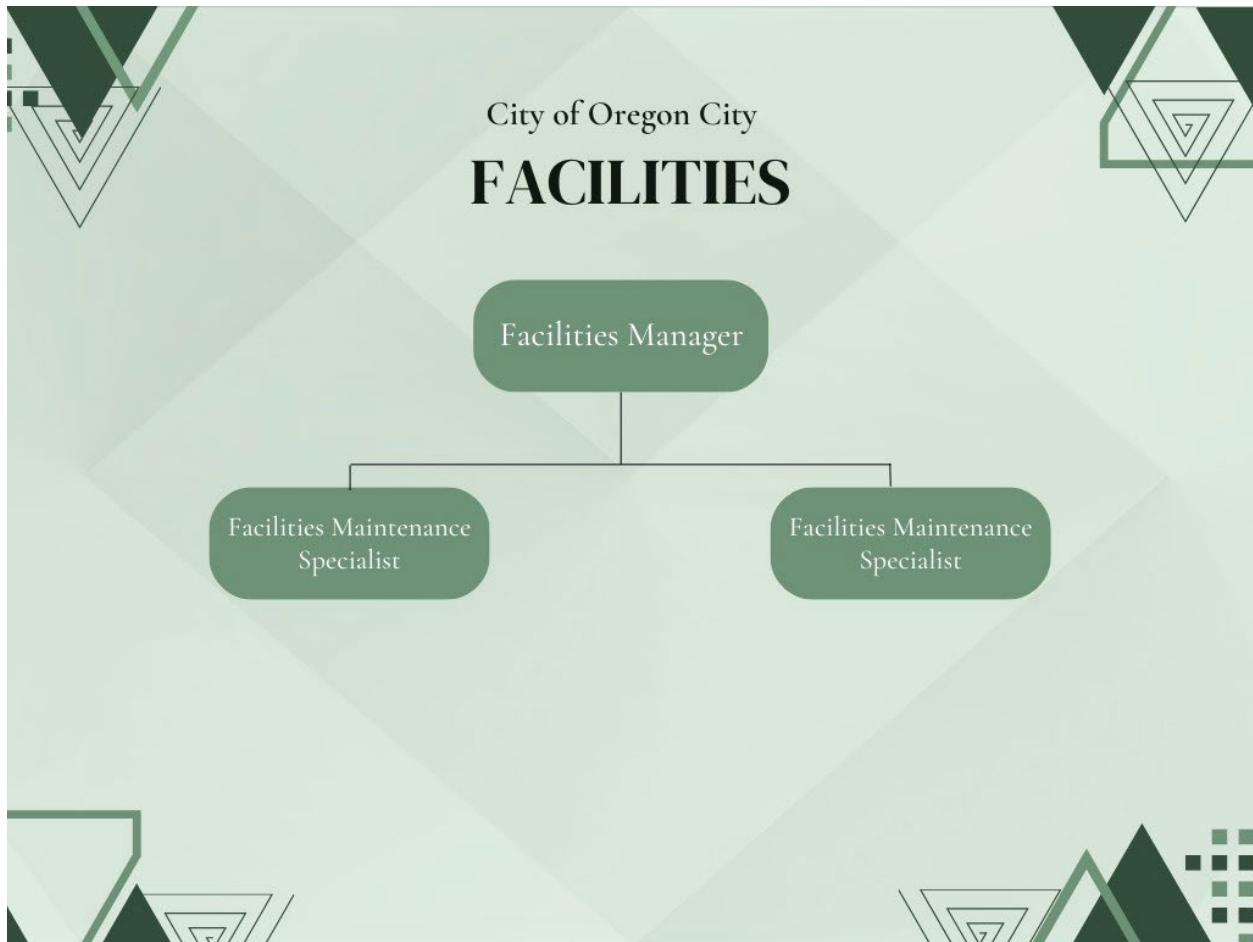


Figure 89: Facilities Org Chart

PARKS & CEMETERY ORG CHART

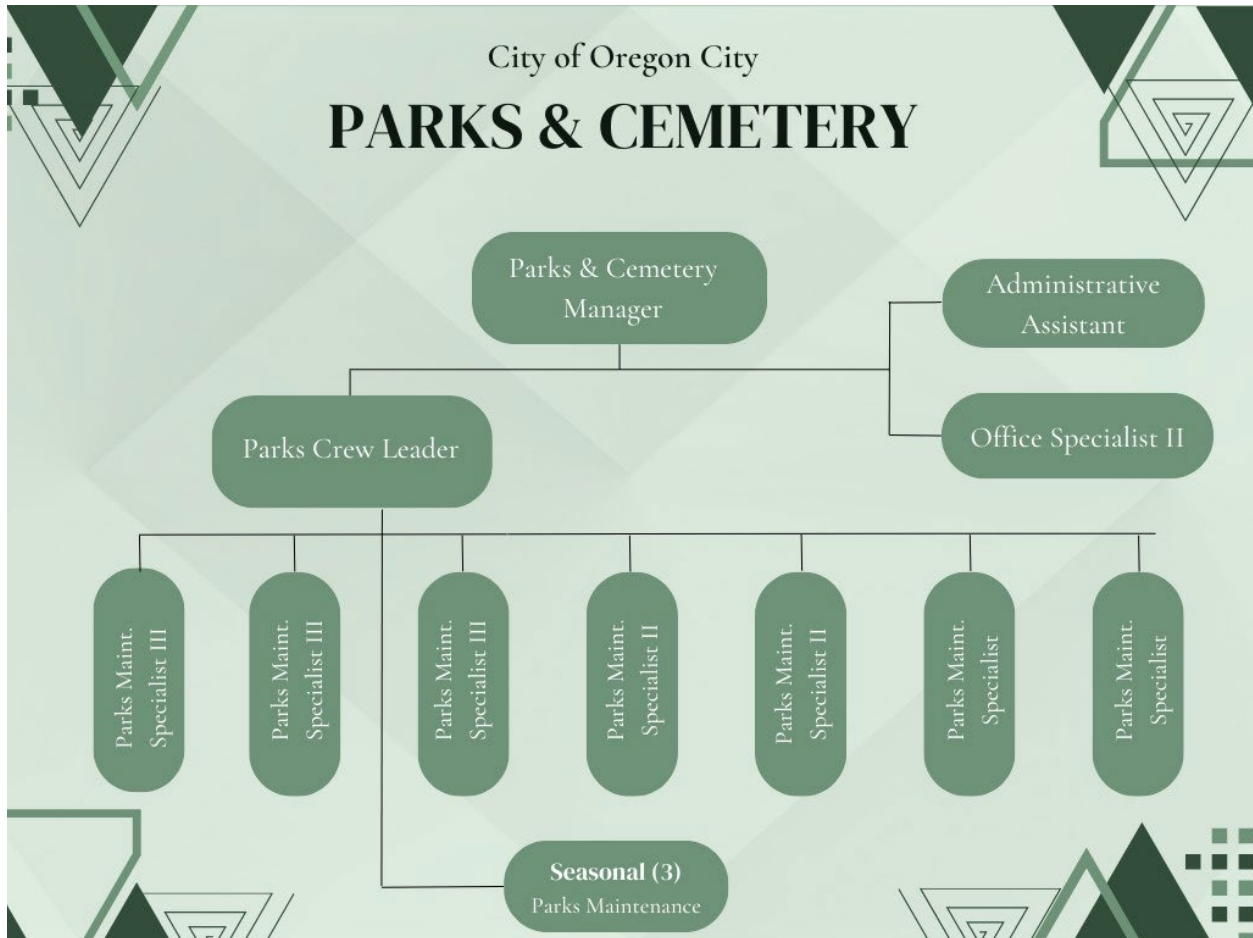


Figure 90: Parks & Cemetery Org Chart

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.

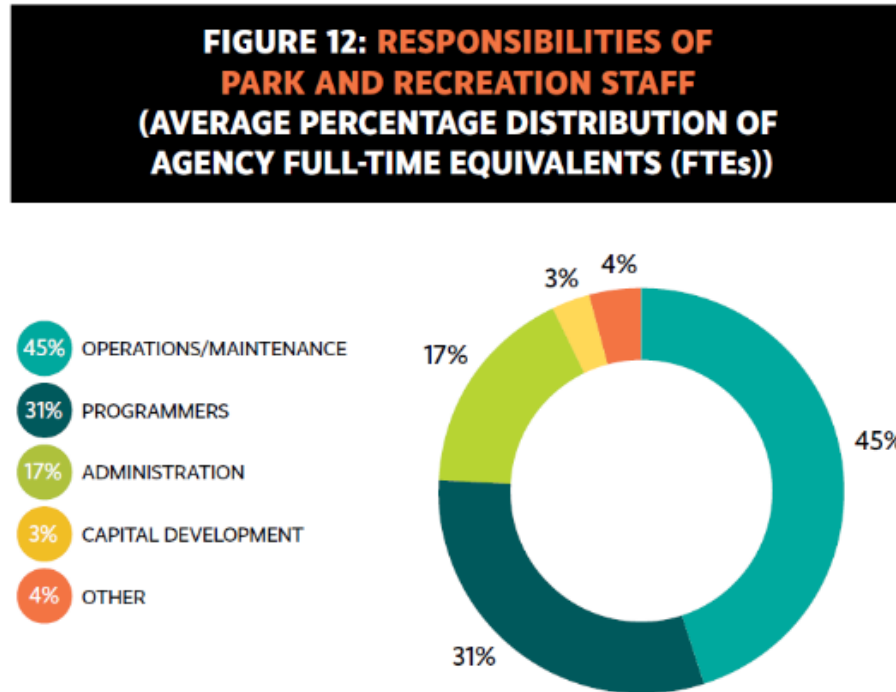


Figure 92: NRPA Responsibilities of Park and Recreation Staff

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](#).

5.1.1 ERMATINGER HOUSE

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med. Term (6-10 yr)	Long Term (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
TOTALS	\$ -	\$ -	\$ 42,708	\$ 228,697	\$ 391,821	\$ 663,226

Figure 93: Ermatinger House Systems Expenditure Forecast

5.1.2 SPORTCRAFT LANDING

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med. Term (6-10 yr)	Long Term (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
TOTALS	\$ -	\$ 251,146	\$ 56,331	\$ 34,459	\$ 240,802	\$ 582,738

Figure 94: Sportcraft Landing Systems Expenditure Forecast

5.1.3 STAFFORD PARK

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med. Term (6-10 yr)	Long Term (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
TOTALS	\$ 22,750	\$ 2,413	\$ -	\$ 14,017	\$ 25,777	\$ 64,957

Figure 95: Stafford Park Systems Expenditure Forecast



5.1.4 STRAIGHT CEMETERY

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med. Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	\$ 11,160	\$ -	\$ 2,130	\$ 4,999	\$ 20,155	\$ 38,444
Site Pavement	\$ -	\$ -	\$ -	\$ -	\$ 16,905	\$ 16,905
TOTALS	\$ 11,160	\$ -	\$ 2,130	\$ 4,999	\$ 37,060	\$ 55,349

Figure 96: Straight Cemetery Systems Expenditure Forecast

5.1.5 WATERBOARD PARK

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med. Term (6-10 yr)	Long Term (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
TOTALS	\$ -	\$ 1,095,612	\$ 2,712	\$ 1,485	\$ 176,364	\$ 1,276,173

Figure 97: Waterboard Park Systems Expenditure Forecast

5.1.6 WESLEY LYNN PARK

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med. Term (6-10 yr)	Long Term (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
TOTALS	\$ -	\$ 53,786	\$ 47,325	\$ 189,761	\$ 992,166	\$ 1,283,038

Figure 98: Wesley Lynn Park Systems Expenditure Forecast

5.1.7 TOTAL SYSTEMS EXPENDITURE FORECAST

Facility	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med. Term (6-10 yr)	Long Term (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
TOTALS	\$ 33,910	\$ 1,402,957	\$ 151,206	\$ 473,418	\$ 1,863,990	\$ 3,925,481

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

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

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

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

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.

5.4 PRIORITIZED FACILITY & 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)

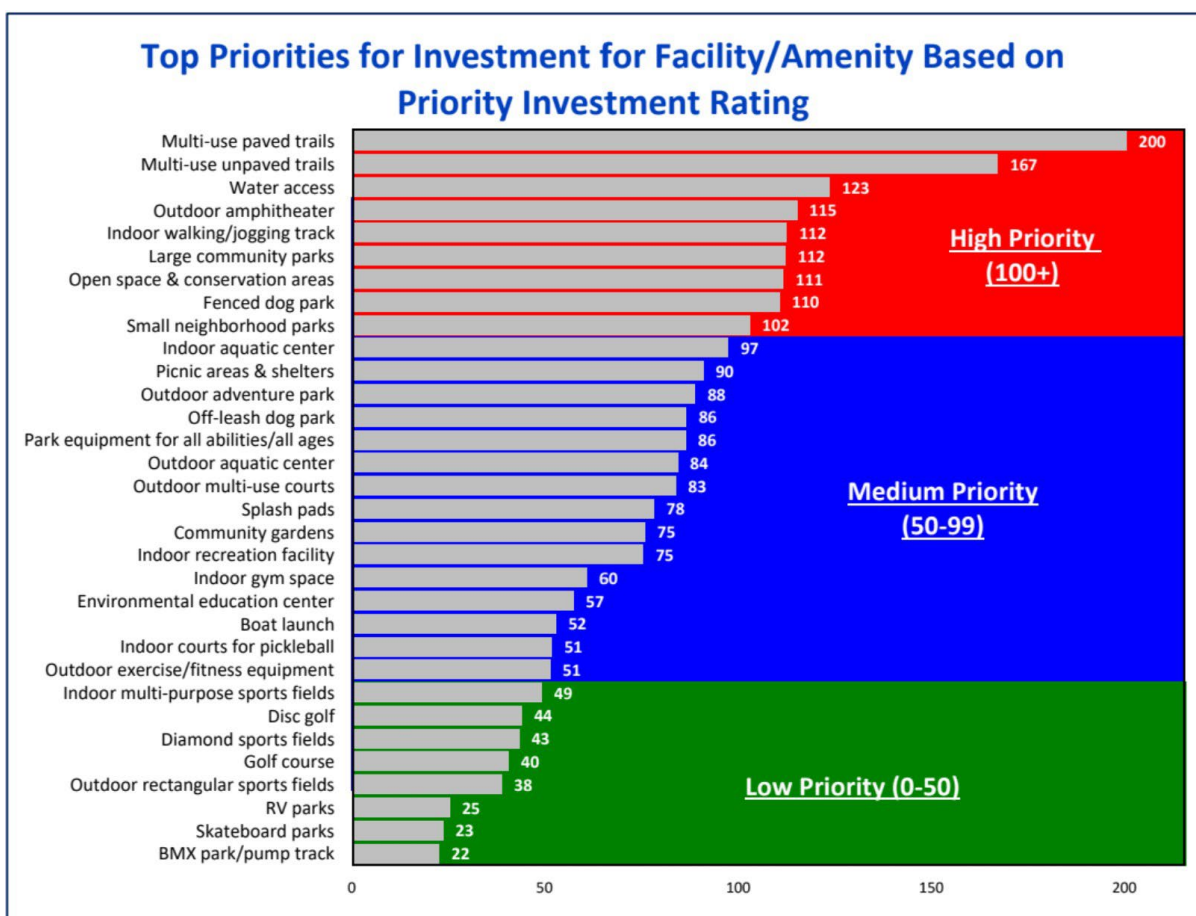


Figure 110: Priority Investment Rating - Facilities

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)

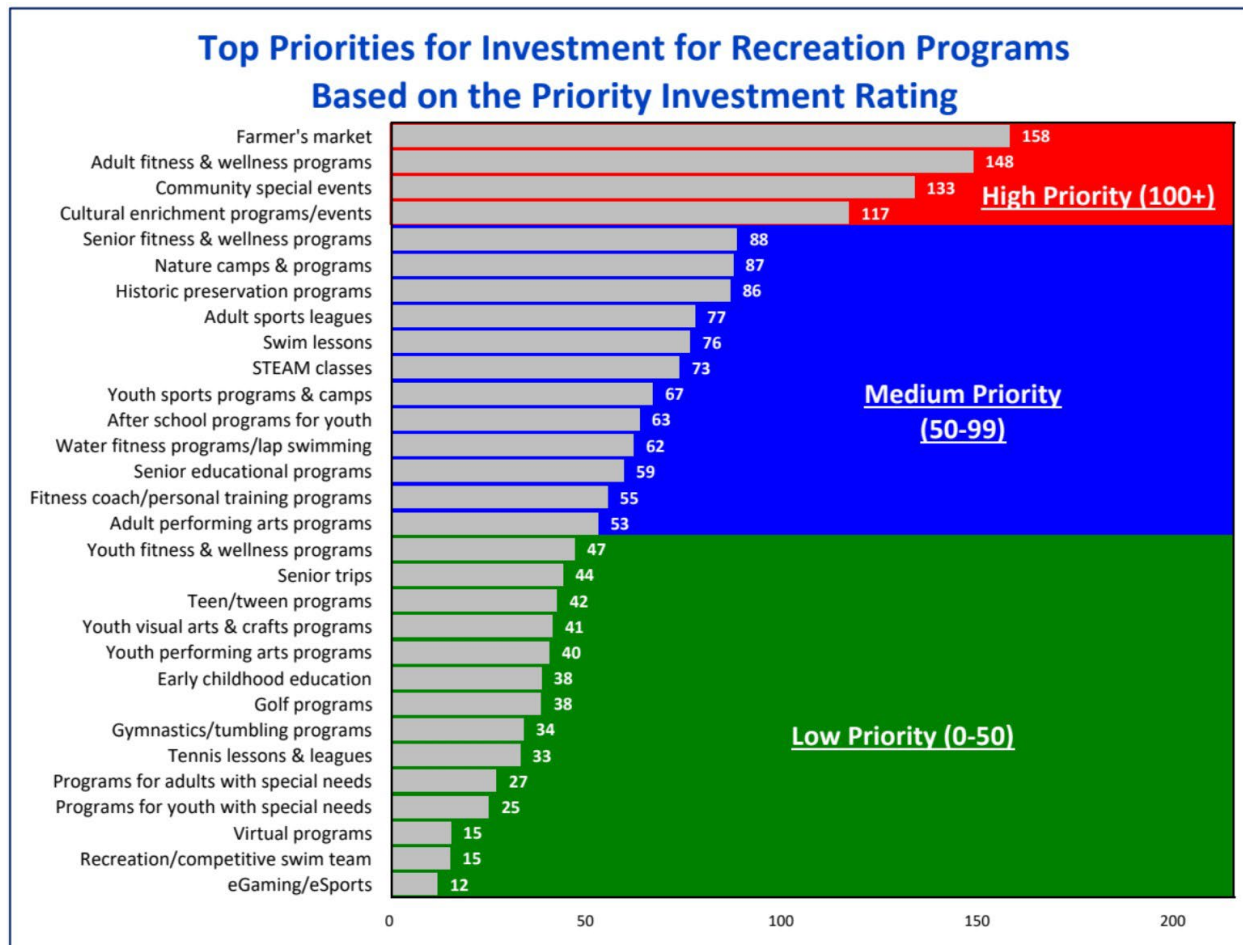


Figure 111: Priority Investment Rating - Recreation Programs

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:

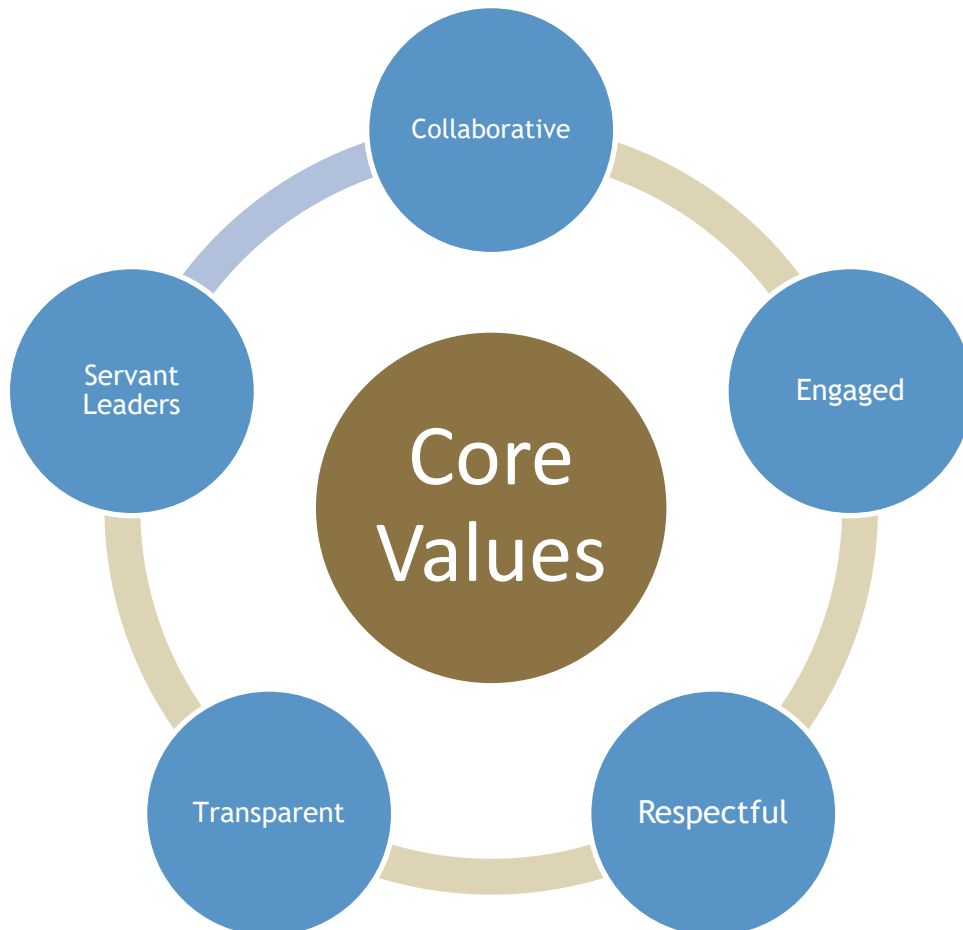


Figure 112: Department Core Values



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 Beavercreek

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
	#	%	#	%	#	%		
Basketball	22,343	100%	27,753	100%	27,135	100%	21.4%	-2.2%
Casual (1-12 times)	7,486	34%	11,962	43%	11,019	41%	47.2%	-7.9%
Core (13+ times)	14,857	66%	15,791	57%	16,019	59%	7.8%	1.4%
Golf (9 or 18-Hole Course)	23,815	100%	24,804	100%	25,111	100%	5.4%	1.2%
Tennis	18,079	100%	21,642	100%	22,617	100%	25.1%	4.5%
Baseball	14,760	100%	15,731	100%	15,587	100%	5.6%	-0.9%
Casual (1-12 times)	5,673	38%	8,089	51%	7,392	47%	30.3%	-8.6%
Core (13+ times)	9,087	62%	7,643	49%	8,195	53%	-9.8%	7.2%
Soccer (Outdoor)	11,932	100%	12,444	100%	12,556	100%	5.2%	0.9%
Casual (1-25 times)	6,342	53%	8,360	67%	7,586	60%	19.6%	-9.3%
Core (26+ times)	5,590	47%	4,084	33%	4,970	40%	-11.1%	21.7%
Softball (Slow Pitch)	7,690	100%	6,349	100%	6,008	100%	-21.9%	-5.4%
Casual (1-12 times)	3,377	44%	2,753	43%	2,729	45%	-19.2%	-0.9%
Core (13+ times)	4,314	56%	3,596	57%	3,279	55%	-24.0%	-8.8%
Football (Flag)	6,173	123%	7,001	121%	6,889	123%	11.6%	-1.6%
Casual (1-12 times)	3,249	53%	4,287	61%	4,137	60%	27.3%	-3.5%
Core (13+ times)	2,924	47%	2,714	39%	2,752	40%	-5.9%	1.4%
Core Age 6 to 17 (13+ times)	1,401	23%	1,446	21%	1,574	23%	12.3%	8.9%
Volleyball (Court)	6,216	100%	5,410	100%	5,849	100%	-5.9%	8.1%
Casual (1-12 times)	2,852	46%	2,204	41%	2,465	42%	-13.6%	11.8%
Core (13+ times)	3,364	54%	3,206	59%	3,384	58%	0.6%	5.6%
Badminton	7,354	100%	5,862	100%	6,061	100%	-17.6%	3.4%
Casual (1-12 times)	5,285	72%	4,129	70%	4,251	70%	-19.6%	3.0%
Core (13+ times)	2,069	28%	1,733	30%	1,810	30%	-12.5%	4.4%
Football (Touch)	5,686	100%	4,846	100%	4,884	100%	-14.1%	0.8%
Casual (1-12 times)	3,304	58%	2,990	62%	3,171	65%	-4.0%	6.1%
Core (13+ times)	2,383	42%	1,856	38%	1,713	35%	-28.1%	-7.7%
Soccer (Indoor)	5,117	100%	5,440	100%	5,408	100%	5.7%	-0.6%
Casual (1-12 times)	2,347	46%	3,377	62%	3,054	56%	30.1%	-9.6%
Core (13+ times)	2,770	54%	2,063	38%	2,354	44%	-15.0%	14.1%
Football (Tackle)	5,481	146%	5,054	144%	5,228	140%	-4.6%	3.4%
Casual (1-25 times)	2,242	41%	2,390	47%	2,642	51%	17.8%	10.5%
Core (26+ times)	3,240	59%	2,665	53%	2,586	49%	-20.2%	-3.0%
Core Age 6 to 17 (26+ times)	2,543	46%	2,226	44%	2,110	40%	-17.0%	-5.2%
Gymnastics	5,381	100%	3,848	100%	4,268	100%	-20.7%	10.9%
Casual (1-49 times)	3,580	67%	2,438	63%	2,787	65%	-22.2%	14.3%
Core (50+ times)	1,800	33%	1,410	37%	1,482	35%	-17.7%	5.1%
Volleyball (Sand/Beach)	5,489	100%	4,320	100%	4,184	100%	-23.8%	-3.1%
Casual (1-12 times)	3,989	73%	3,105	72%	2,918	70%	-26.8%	-6.0%
Core (13+ times)	1,500	27%	1,215	28%	1,265	30%	-15.7%	4.1%
Track and Field	4,116	100%	3,636	100%	3,587	100%	-12.9%	-1.3%
Casual (1-25 times)	1,961	48%	1,589	44%	1,712	48%	-12.7%	7.7%
Core (26+ times)	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								
Participation Growth/Decline	Large Increase (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (greater than 75%)		More Core Participants (56-74%)		Evenly Divided (45-55% Core and Casual)		More Casual Participants (56-74%)	



GENERAL SPORTS (CONTINUED)

National Core vs Casual Participatory Trends - General Sports								
Activity	Participation Levels						% Change	
	2016		2020		2021		5-Year Trend	1-Year Trend
	#	%	#	%	#	%		
Cheerleading	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%
Pickleball	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%
Racquetball	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%
Ice Hockey	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%
Ultimate Frisbee	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%
Softball (Fast Pitch)	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%
Lacrosse	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%
Wrestling	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%
Roller Hockey	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%
Boxing for Competition	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%
Rugby	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%
Squash	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%
Golf (Entertainment Venue)	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								
Participation Growth/Decline	Large Increase (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (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 FITNESS

National Core vs Casual Participatory Trends - General Fitness								
Activity	Participation Levels						% Change	
	2016		2020		2021		5-Year Trend	1-Year Trend
	#	%	#	%	#	%		
Fitness Walking	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%
Treadmill	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%
Free Weights (Dumbbells/Hand Weights)	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%
Running/Jogging	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%
Stationary Cycling (Recumbent/Upright)	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%
Weight/Resistant Machines	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%
Elliptical Motion/Cross Trainer	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%
Yoga	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%
Free Weights (Barbells)	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%
Dance, Step, Choreographed Exercise	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%
Bodyweight Exercise	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%
Aerobics (High Impact/ Intensity Training)	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%
Stair Climbing Machine	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%
Cross-Training Style Workout	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								
Participation Growth/Decline	Large Increase (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (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 (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (greater than 75%)		More Core Participants (56-74%)		Evenly Divided (45-55% Core and Casual)		More Casual Participants (56-74%)	

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 (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (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
	#	%	#	%	#	%		
Swimming (Fitness)	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%
Aquatic Exercise	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%
Swimming (Competition)	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								
Participation Growth/Decline	Large Increase (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (greater than 75%)		More Core Participants (56-74%)		Evenly Divided (45-55% Core and Casual)		More Casual Participants (56-74%)	

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 (greater than 25%)		Moderate Increase (0% to 25%)		Moderate Decrease (0% to -25%)		Large Decrease (less than -25%)	
Core vs Casual Distribution	Mostly Core Participants (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%)	

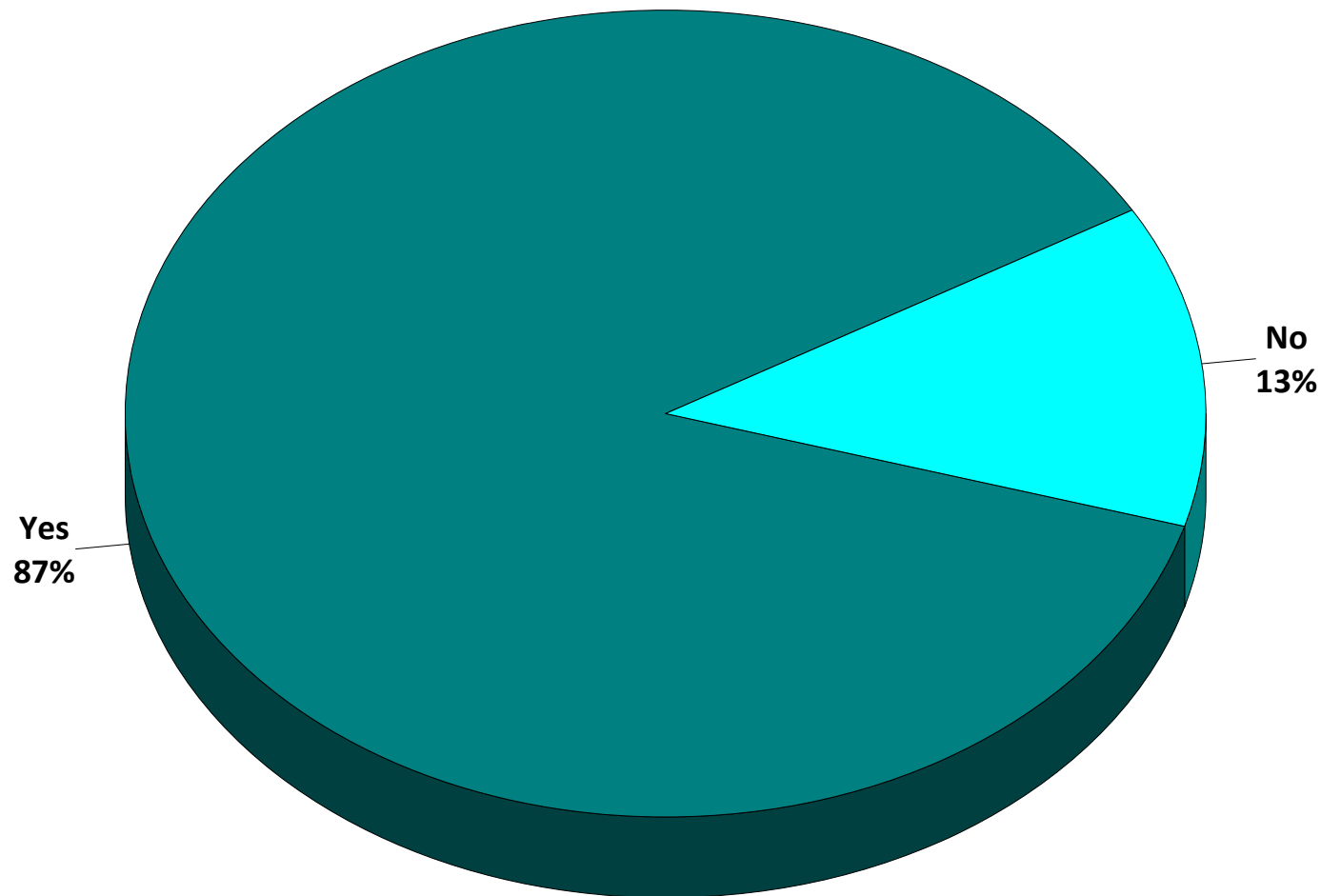


APPENDIX C: ETC STATISTICALLY VALID SURVEY CHARTS AND GRAPHS

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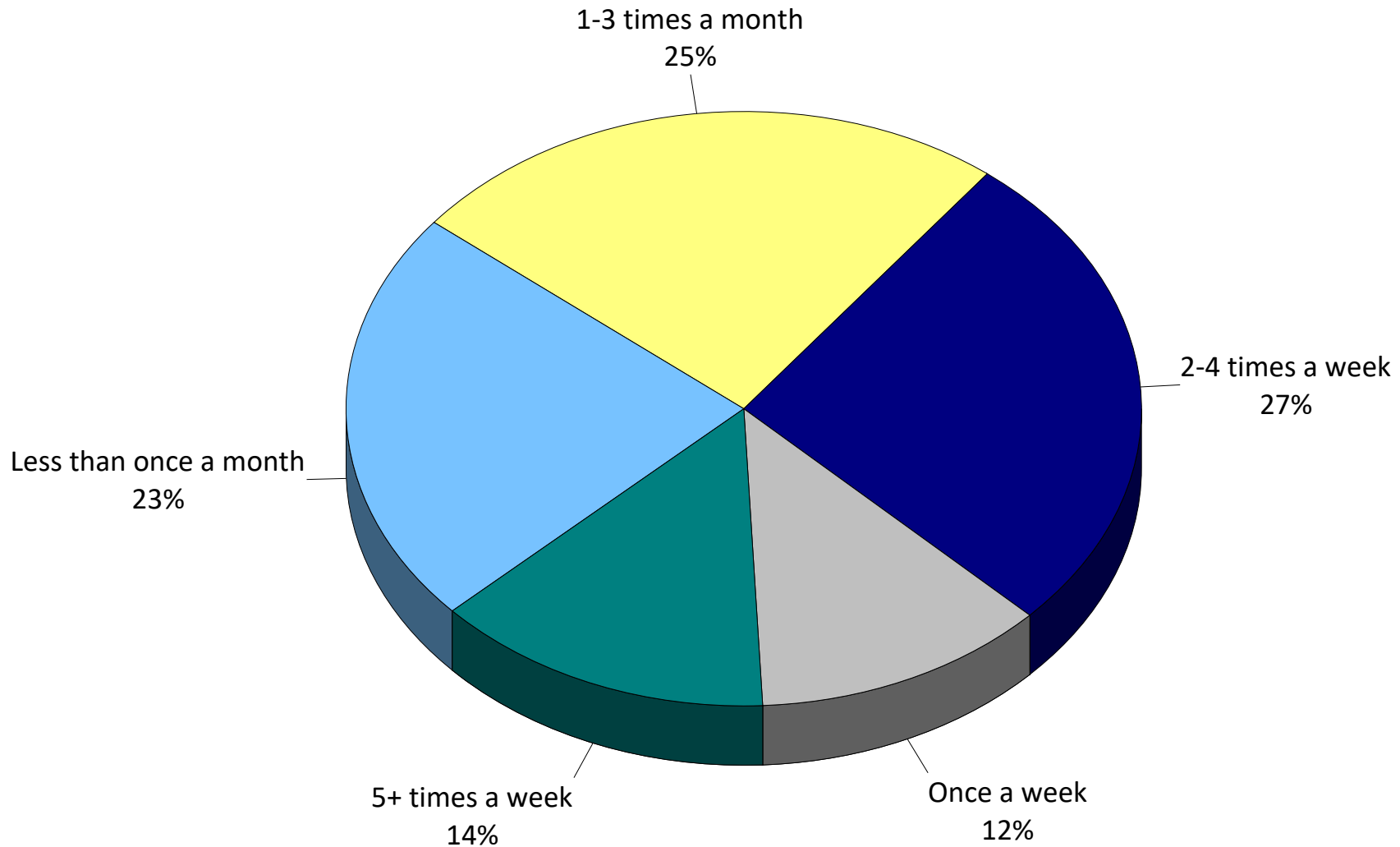
Q1. Have you or any member of your household visited any City of Oregon City parks or recreation facilities during the past 12 months?

by percentage of respondents



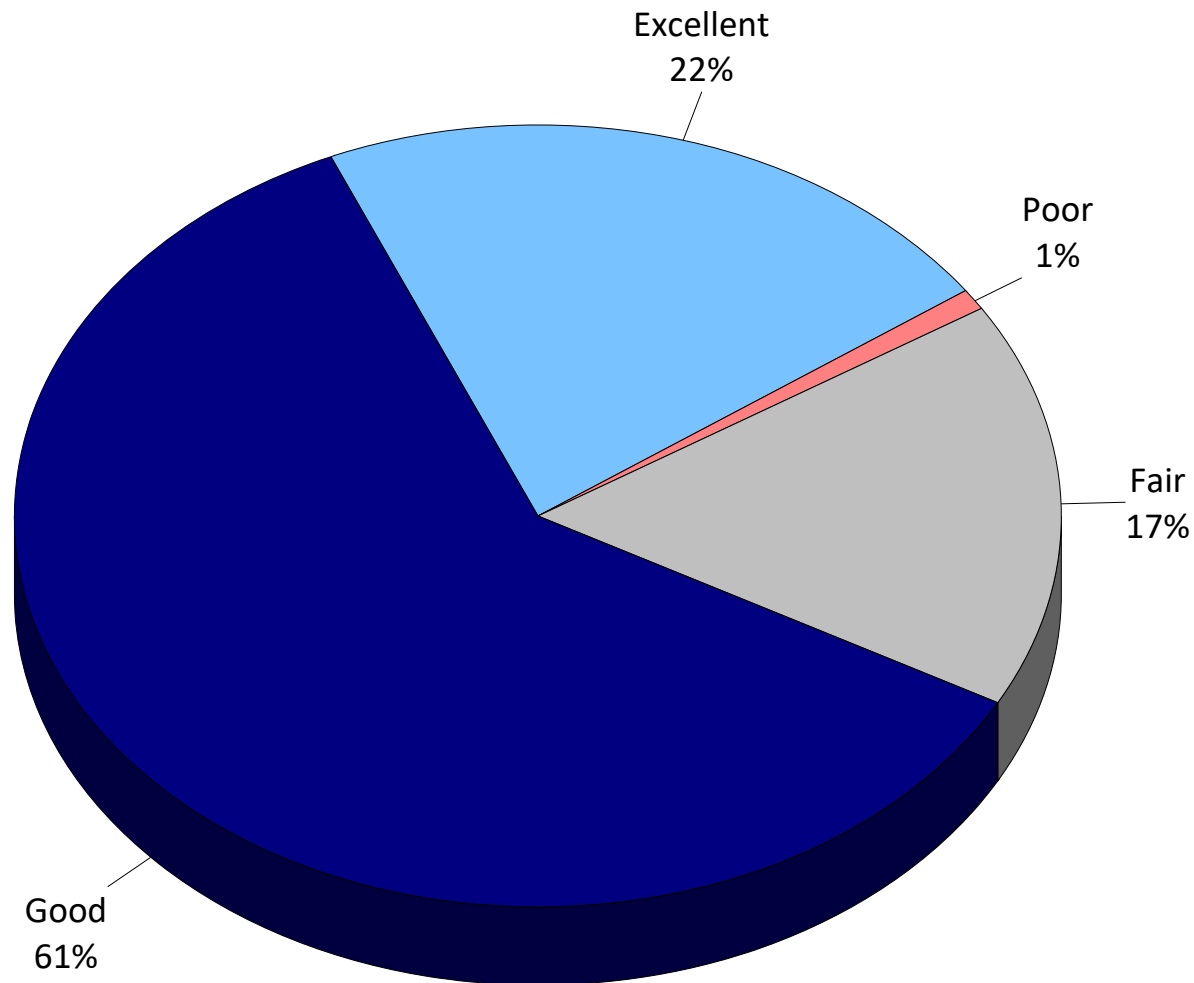
Q1a. How often have you visited City of Oregon City parks and/or recreation facilities during the past 12 months?

by percentage of respondents who responded "Yes" to Q1 (excluding "don't know")



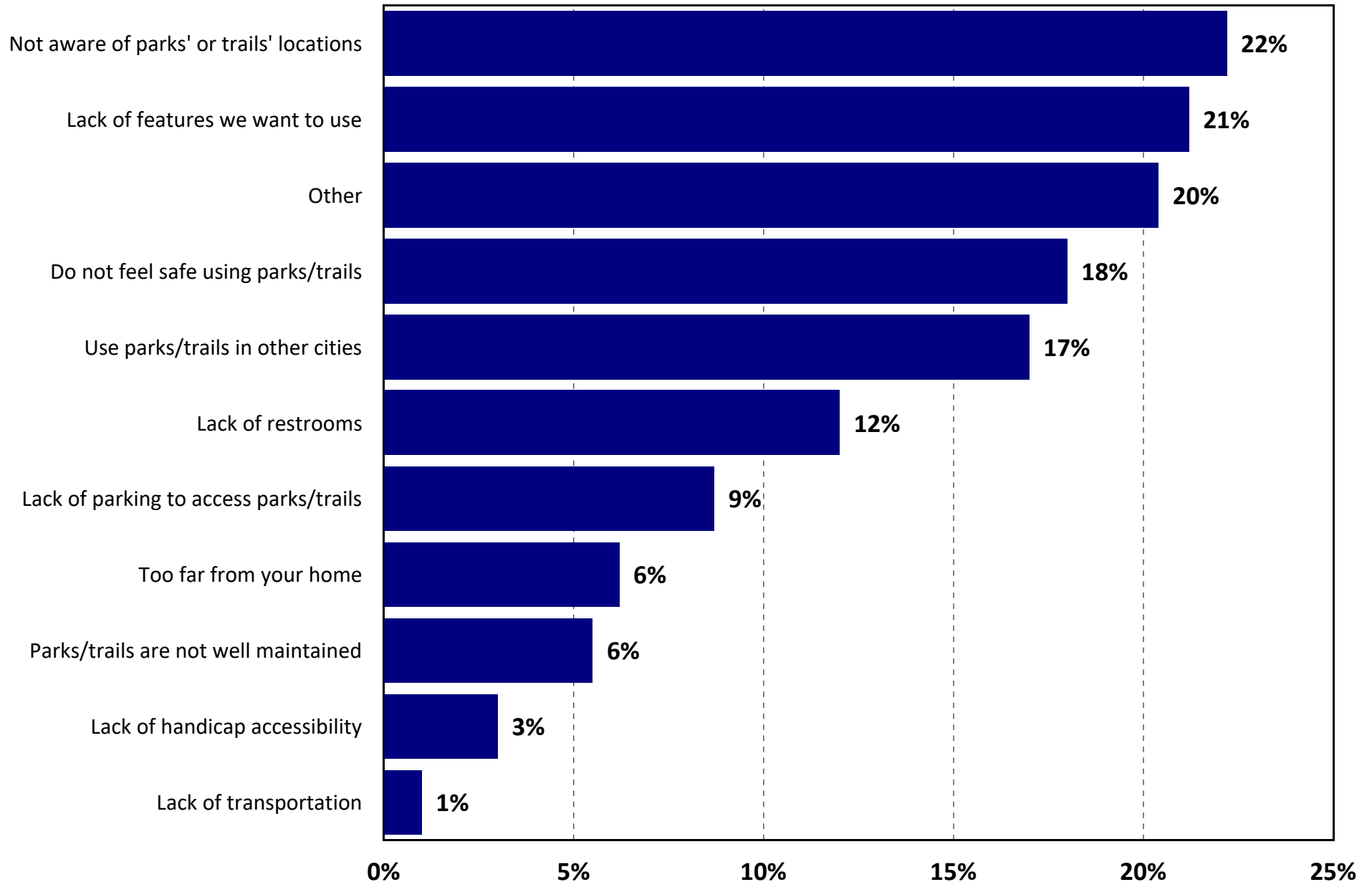
Q1b. Overall, how would you rate the physical condition of ALL the City of Oregon City parks and recreation facilities you have visited?

by percentage of respondents who responded "Yes" to Q1 (excluding "not provided")



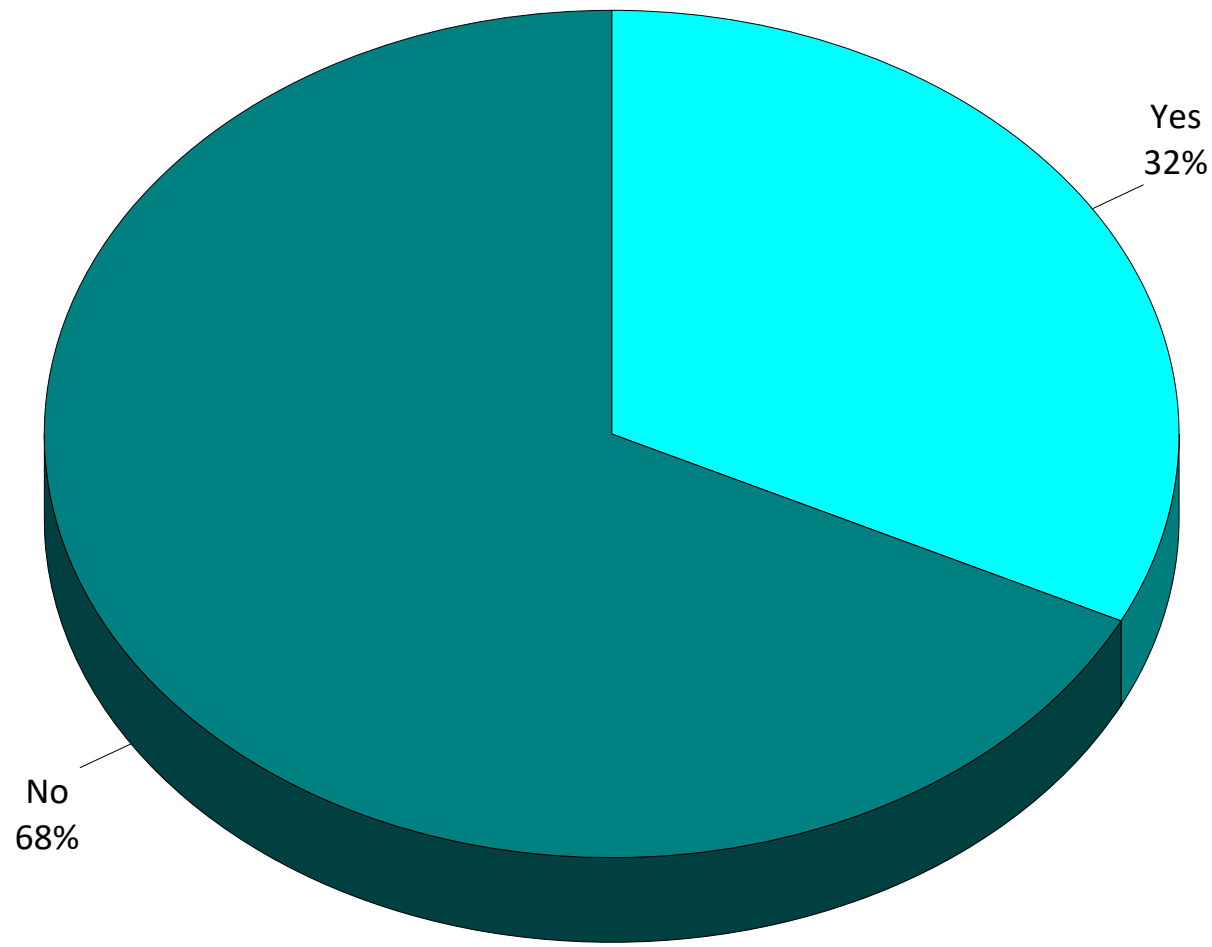
Q2. Barriers to Parks or Recreation Facilities Use

by percentage of respondents (multiple selections could be made)



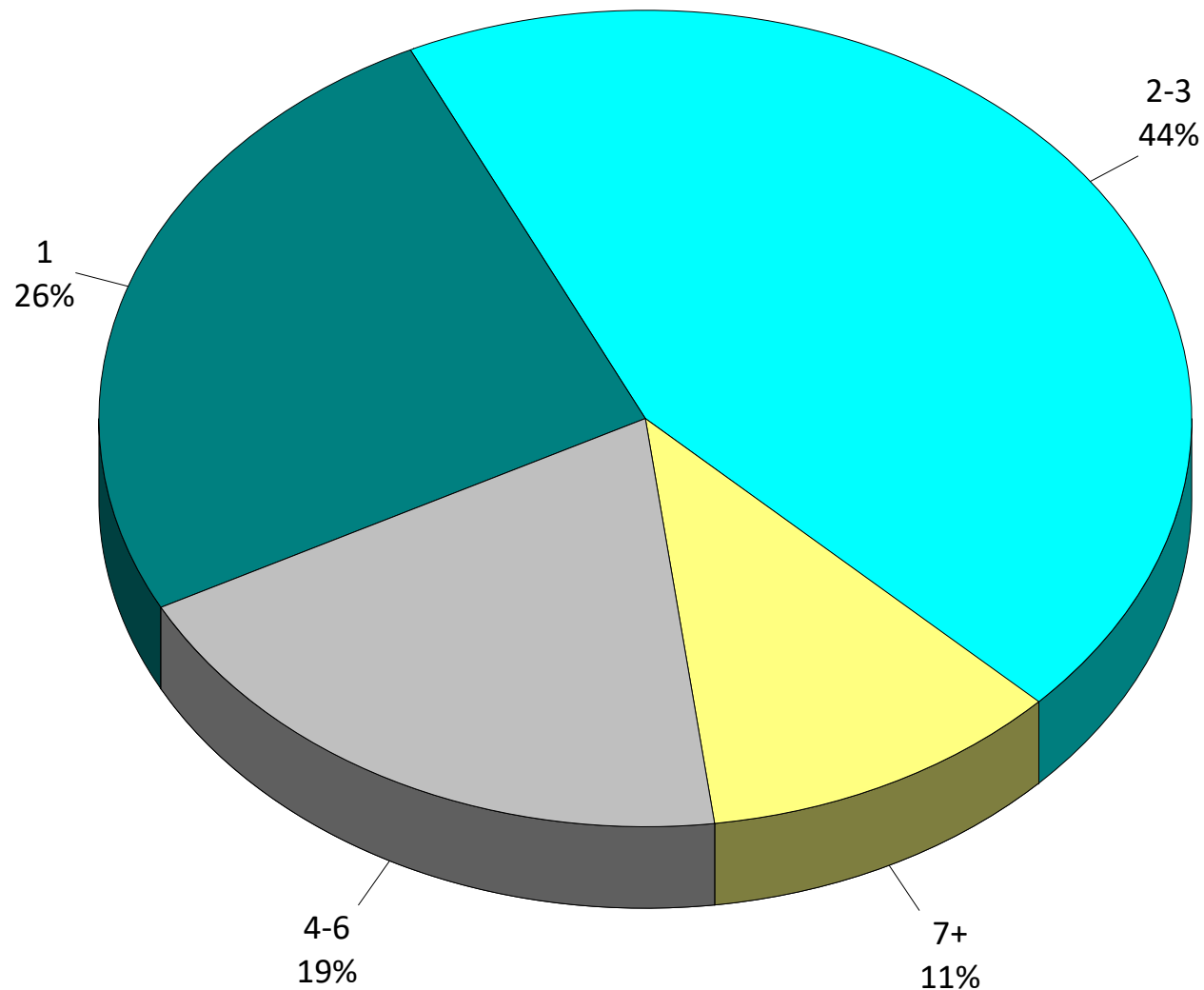
Q3. Has your household participated in any recreation programs /events offered by Oregon City Parks and Recreation during the past three years?

by percentage of respondents



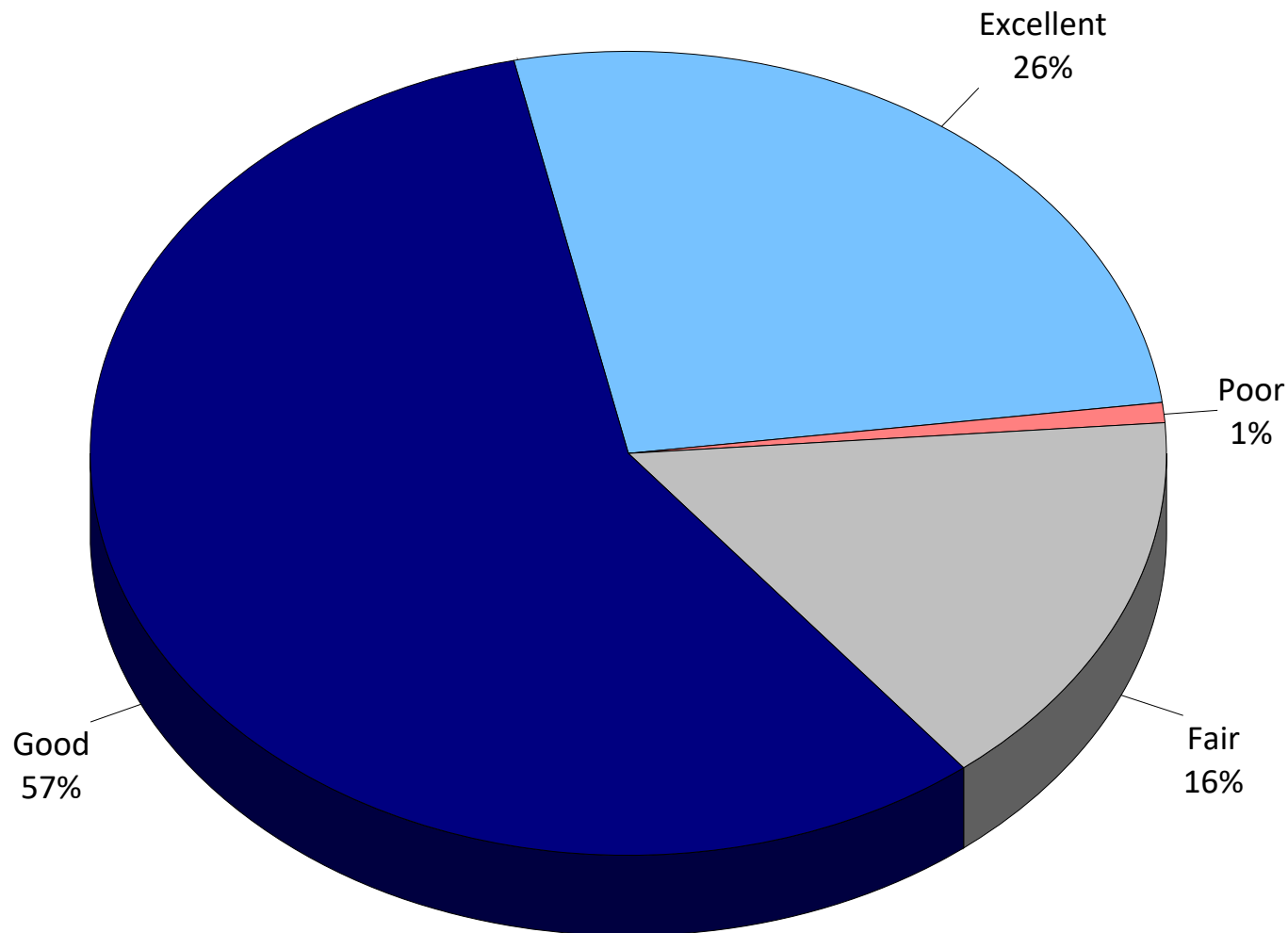
Q3a. How many recreation programs/events offered by Oregon City Parks and Recreation have you or members of your household participated in during the past three years?

by percentage of respondents who responded "Yes" to Q3



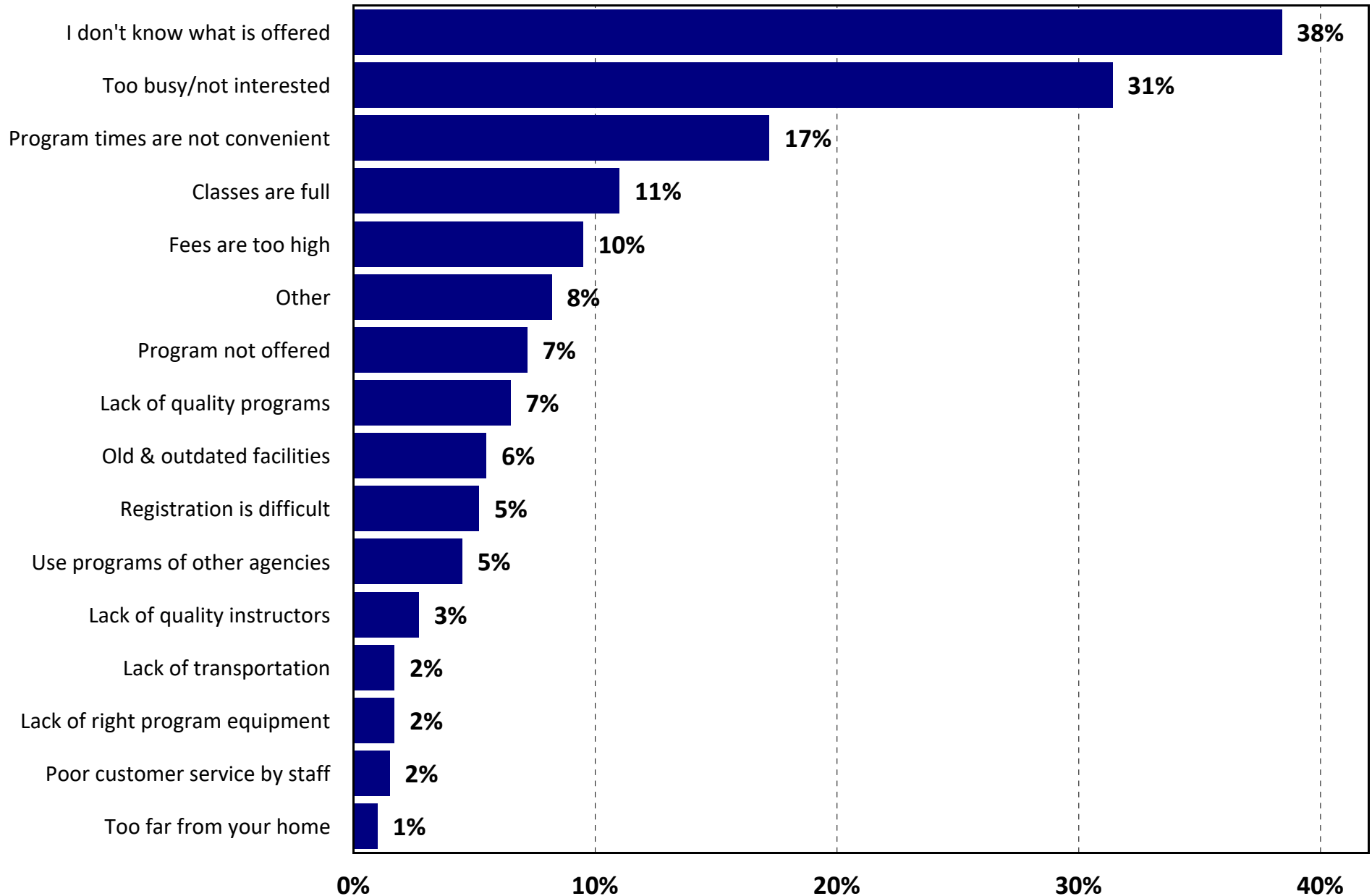
Q3b. How would you rate the overall quality of recreation programs /events offered by Oregon City Parks and Recreation in which your household has participated?

by percentage of respondents who responded "Yes" to Q3 (excluding "not provided")



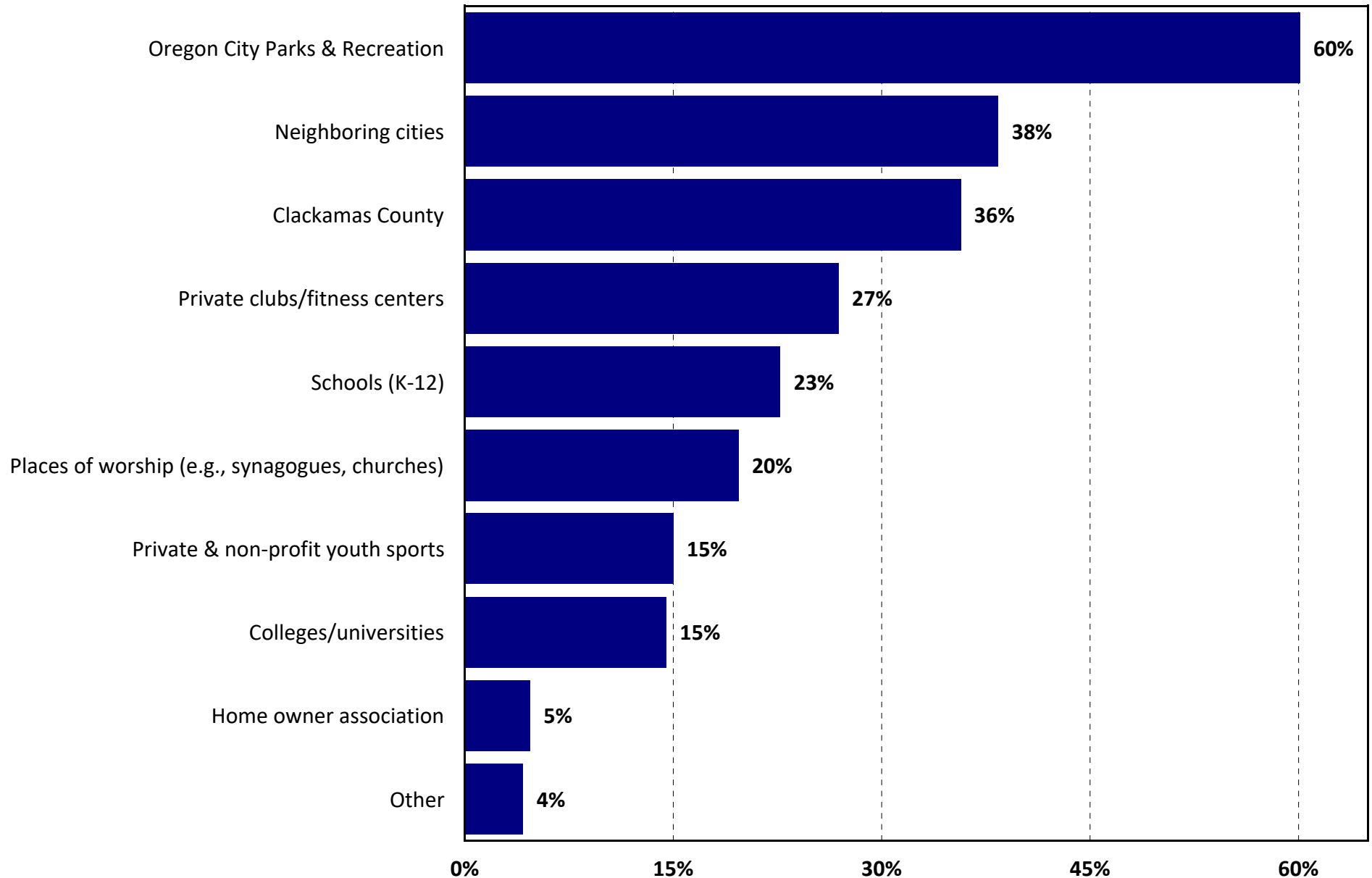
Q4. Barriers to Parks and Recreation Programs/Events Participation

by percentage of respondents (multiple selections could be made)



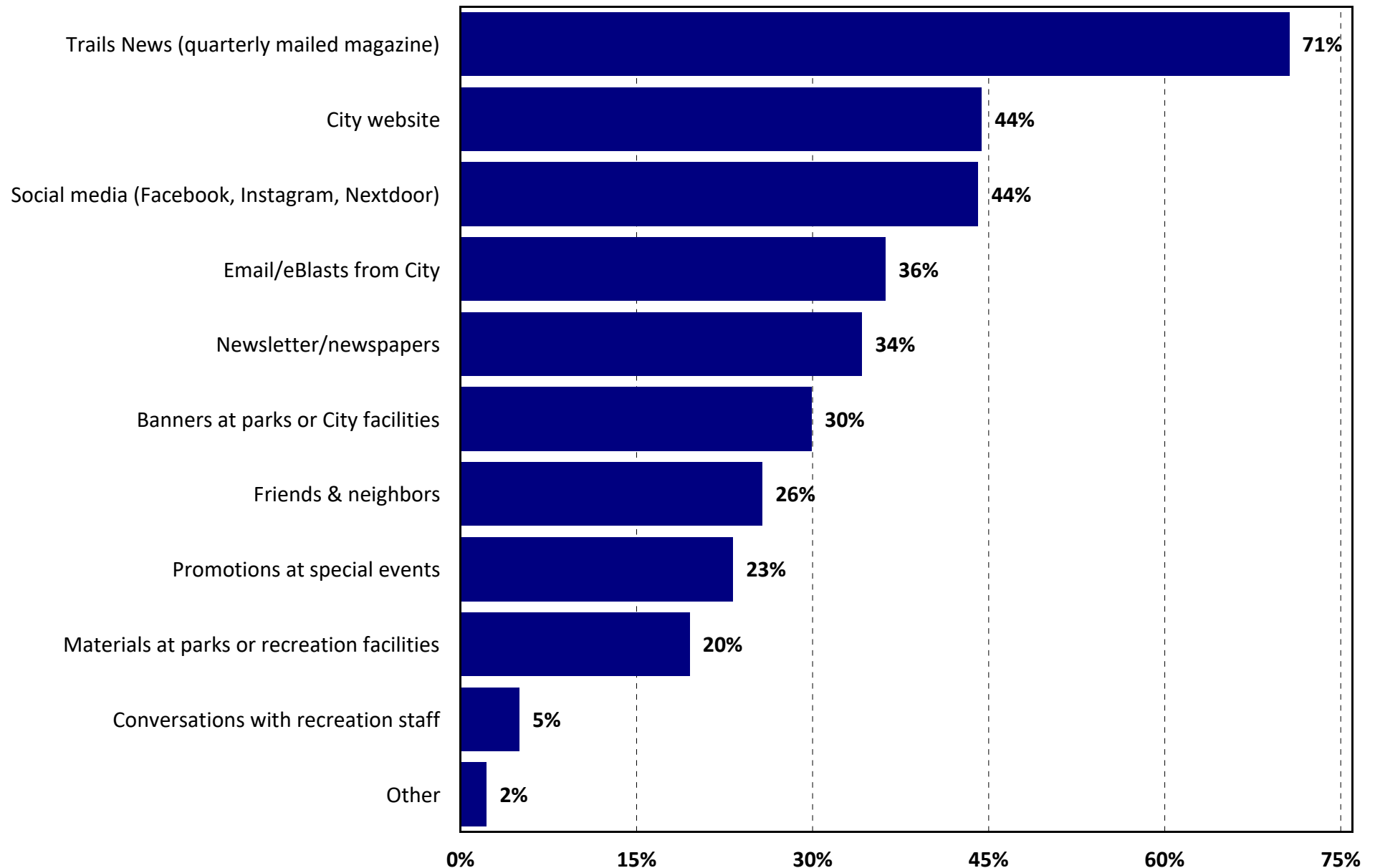
Q5. Organizations Households Used within the Last Two Years for Recreation and Sports Activities

by percentage of respondents (multiple selections could be made)



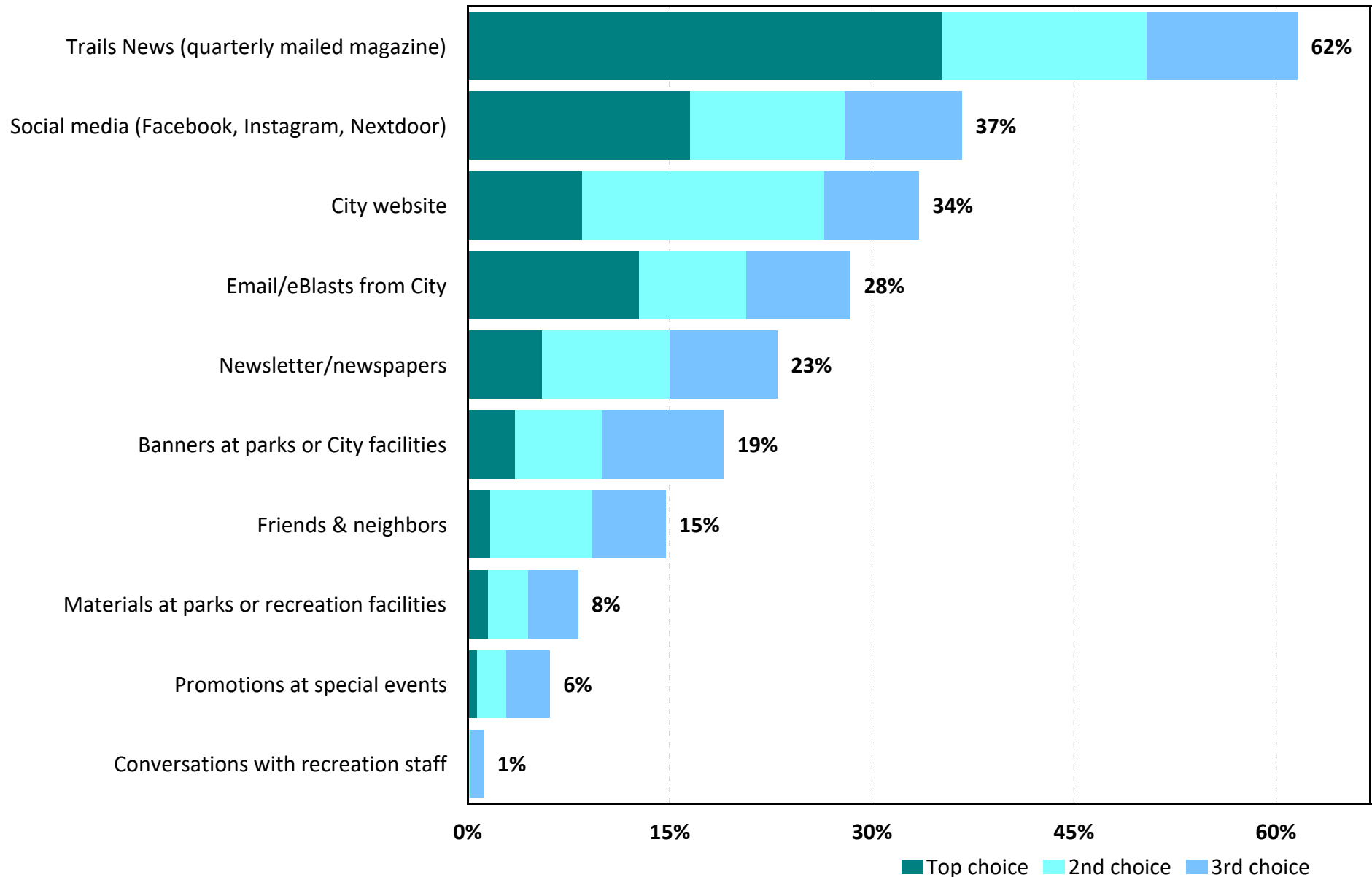
Q6. Ways respondents would like to learn about Oregon City Parks and Recreation programs and events.

by percentage of respondents (multiple selections could be made)



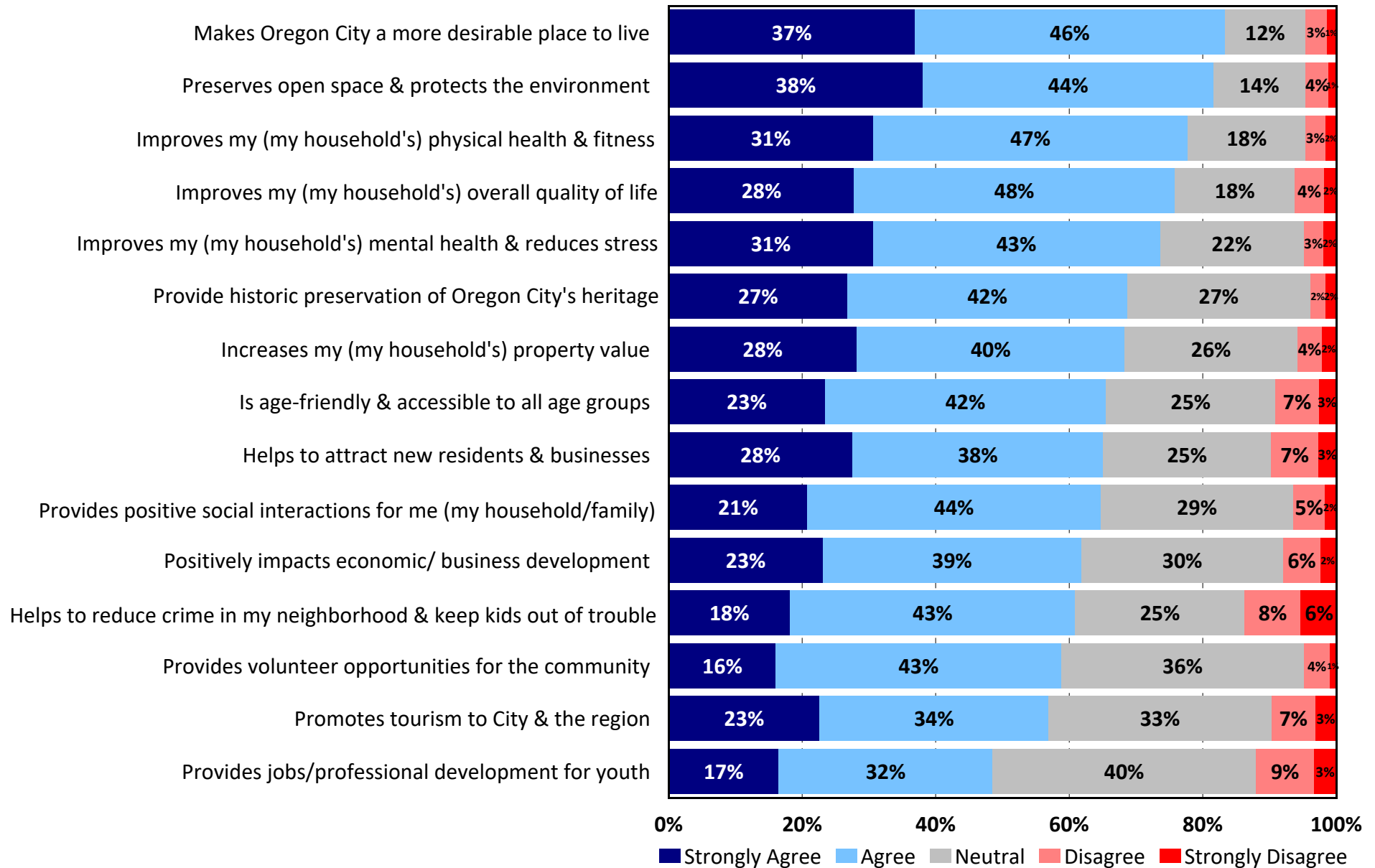
Q7. Most Preferred Sources for Learning About Recreation Programs and Events

by percentage of respondents who selected the items as one of their top three choices



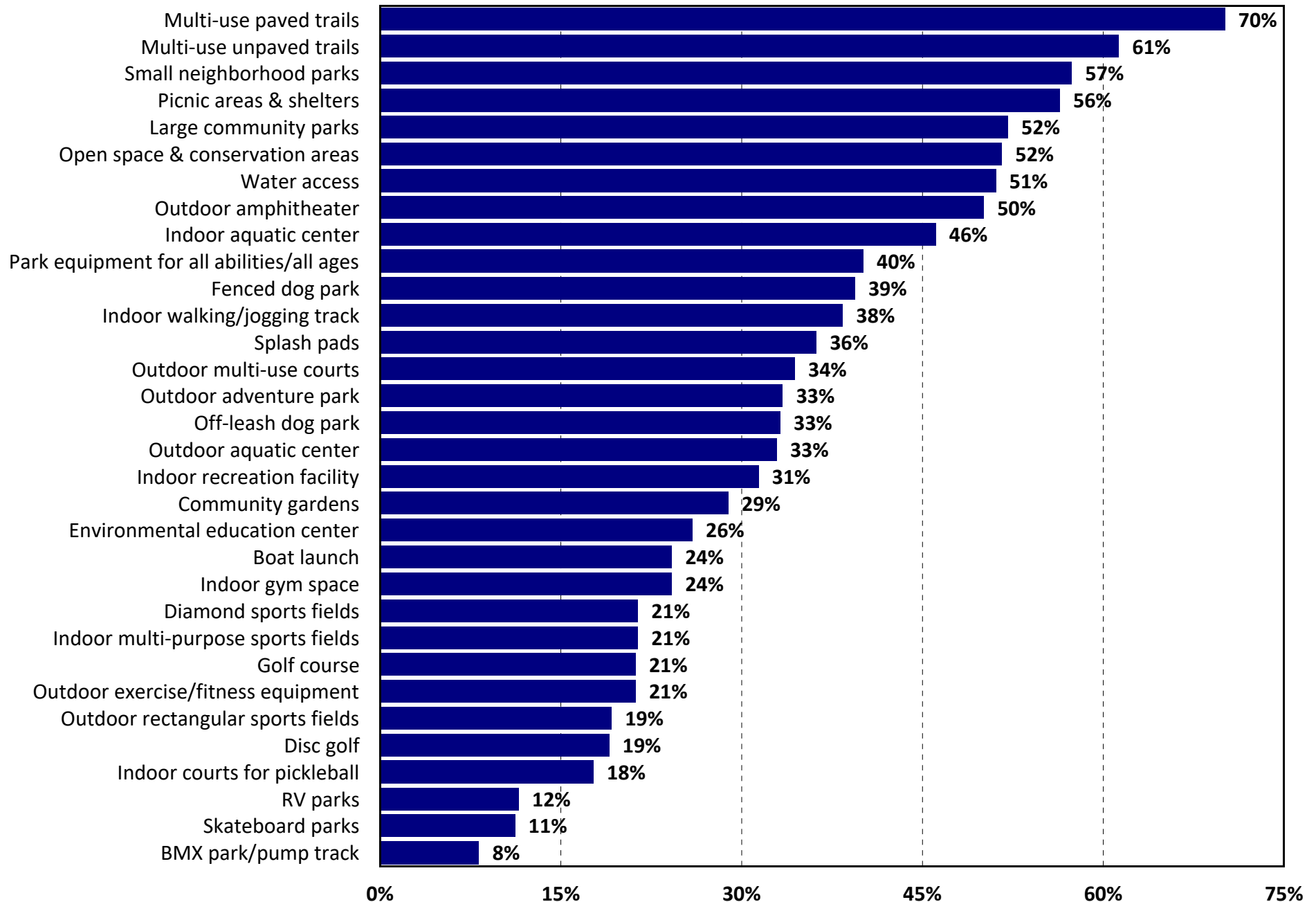
Q8. Level of Agreement with Statements Regarding Benefits of Parks and Recreation Services

by percentage of respondents (excluding "don't know")



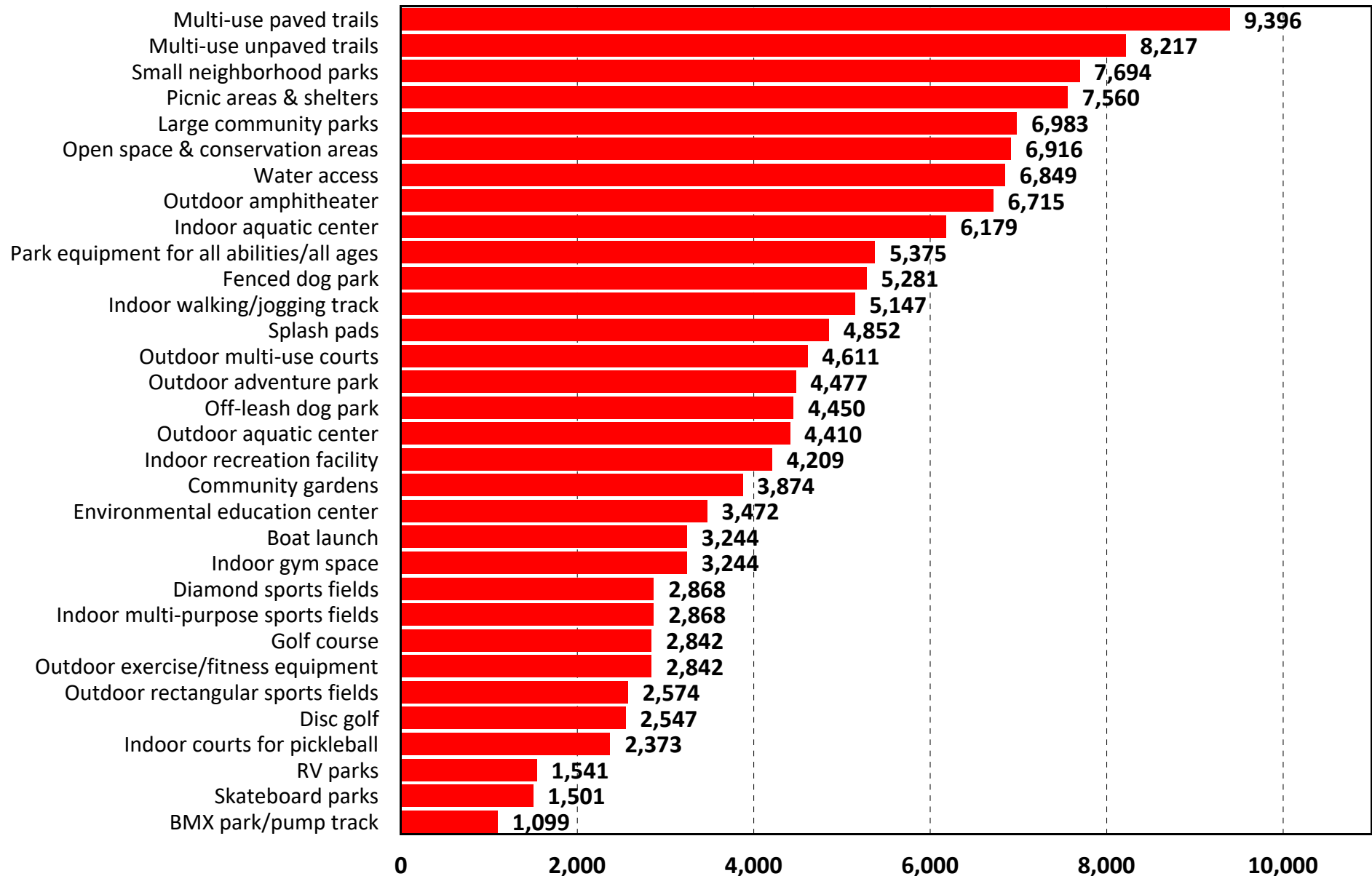
Q9. Respondents With Need for Facility or Amenity

by percentage of respondents



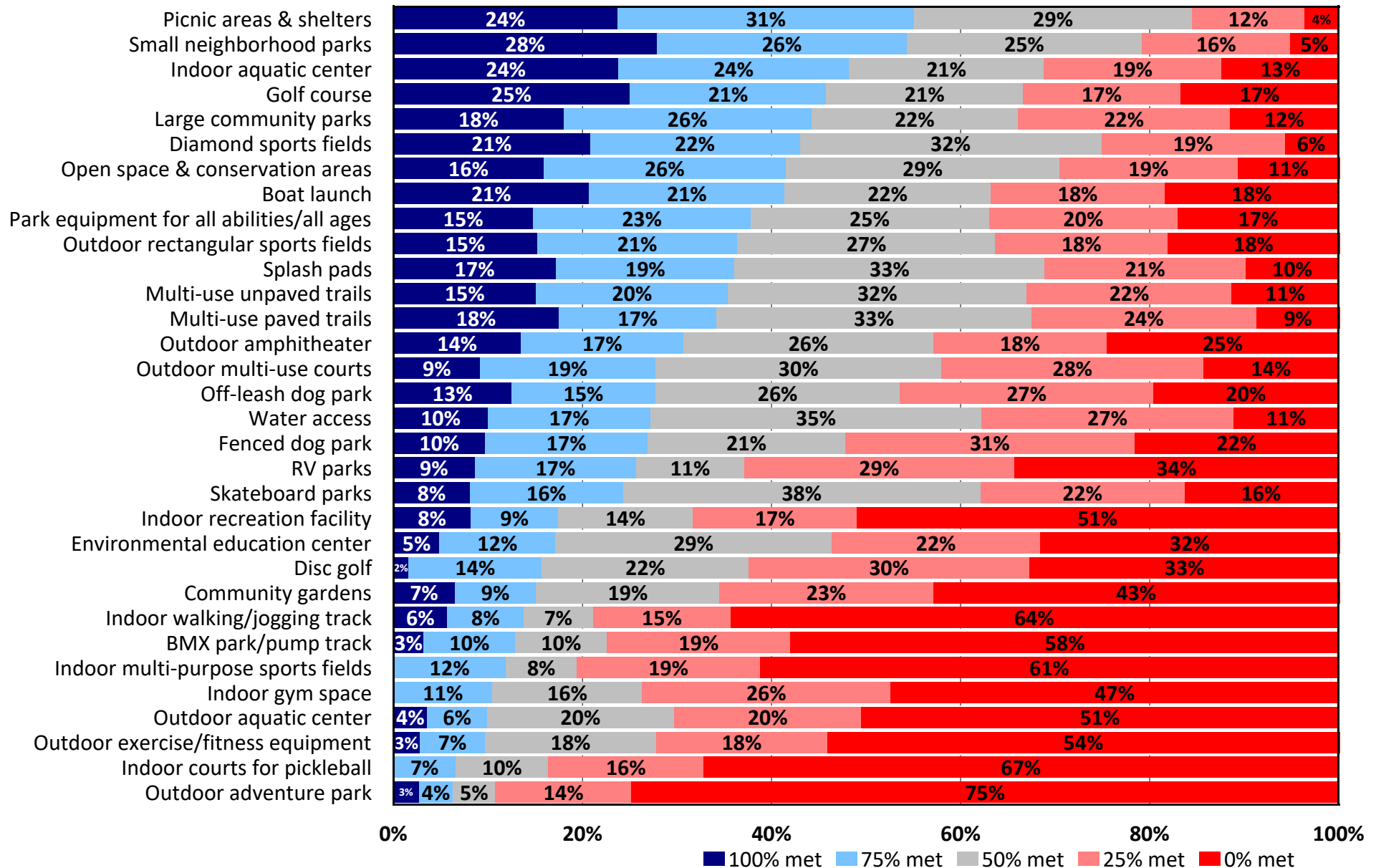
Q9a. Estimated Number of Households in Oregon City Who Have a Need for Facility/ Amenity

by number of households based on an estimated 13,404 households



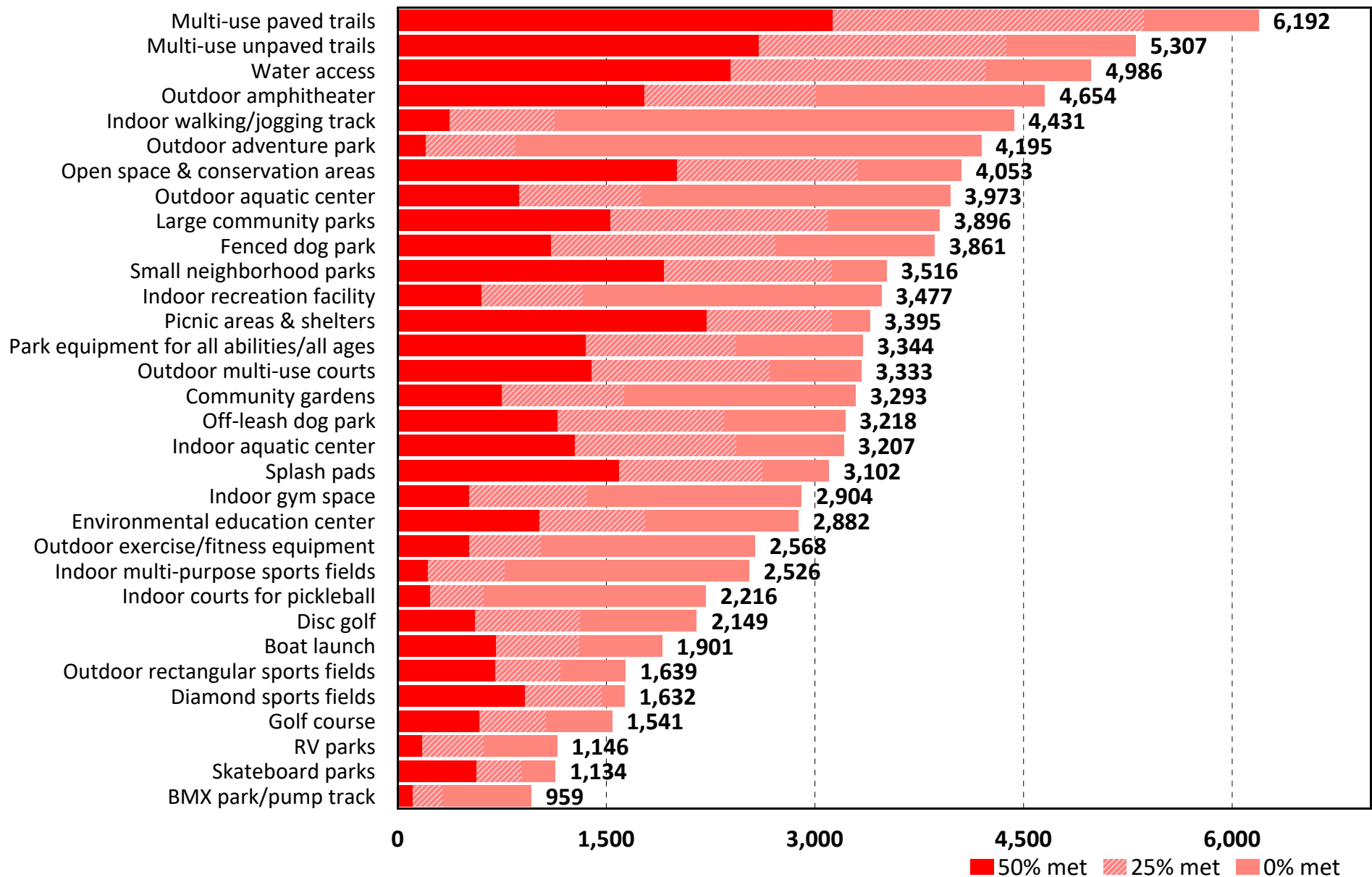
Q9b. How Well Households' Need For Facility / Amenity Is Currently Being Met

by percentage of respondents who answered "Yes" to Q9



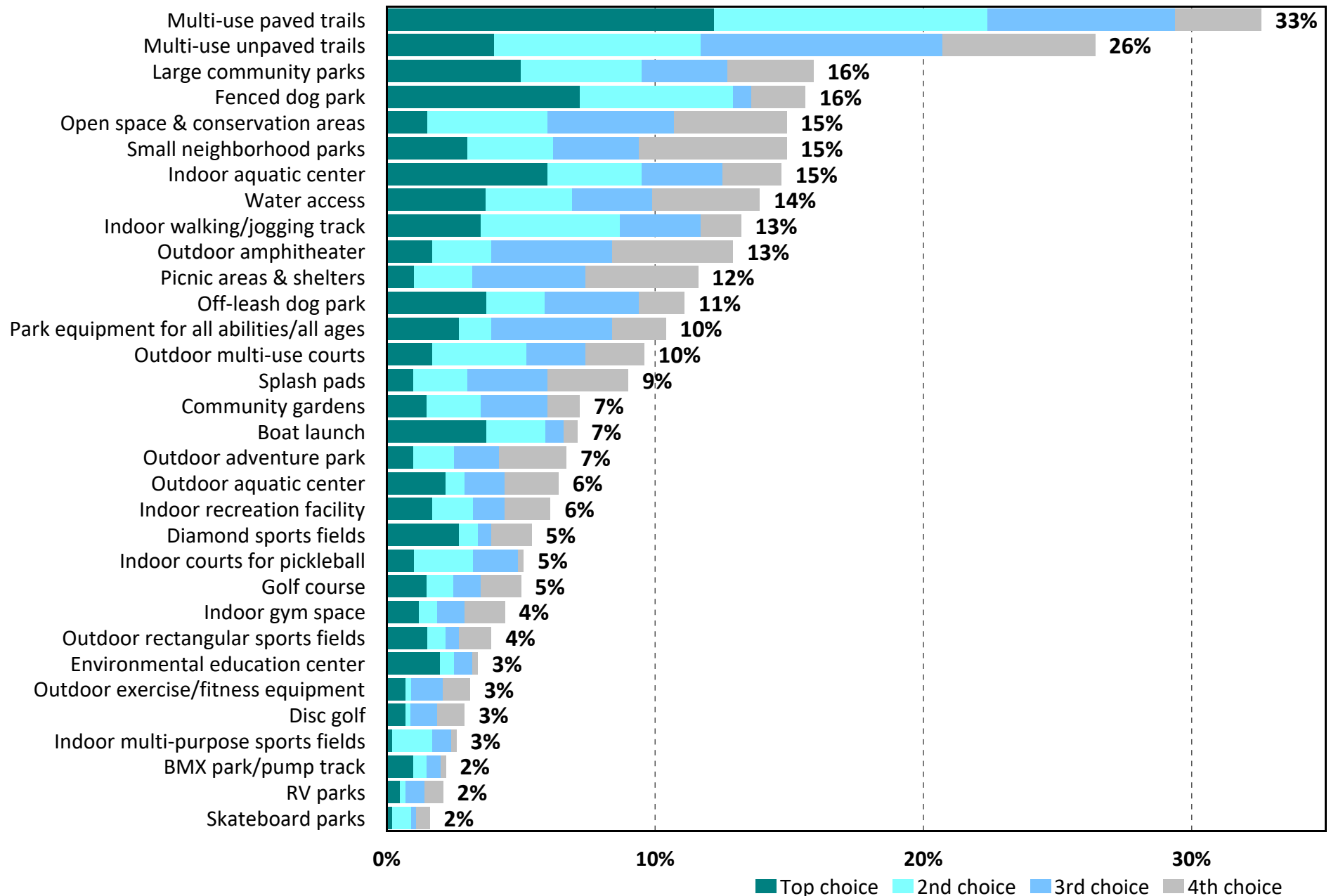
Q9c. Estimated Number of Households in Oregon City Whose Facility/ Amenity Need Is Met 50% or Less

by number of households with need based on an estimated 13,404 Households



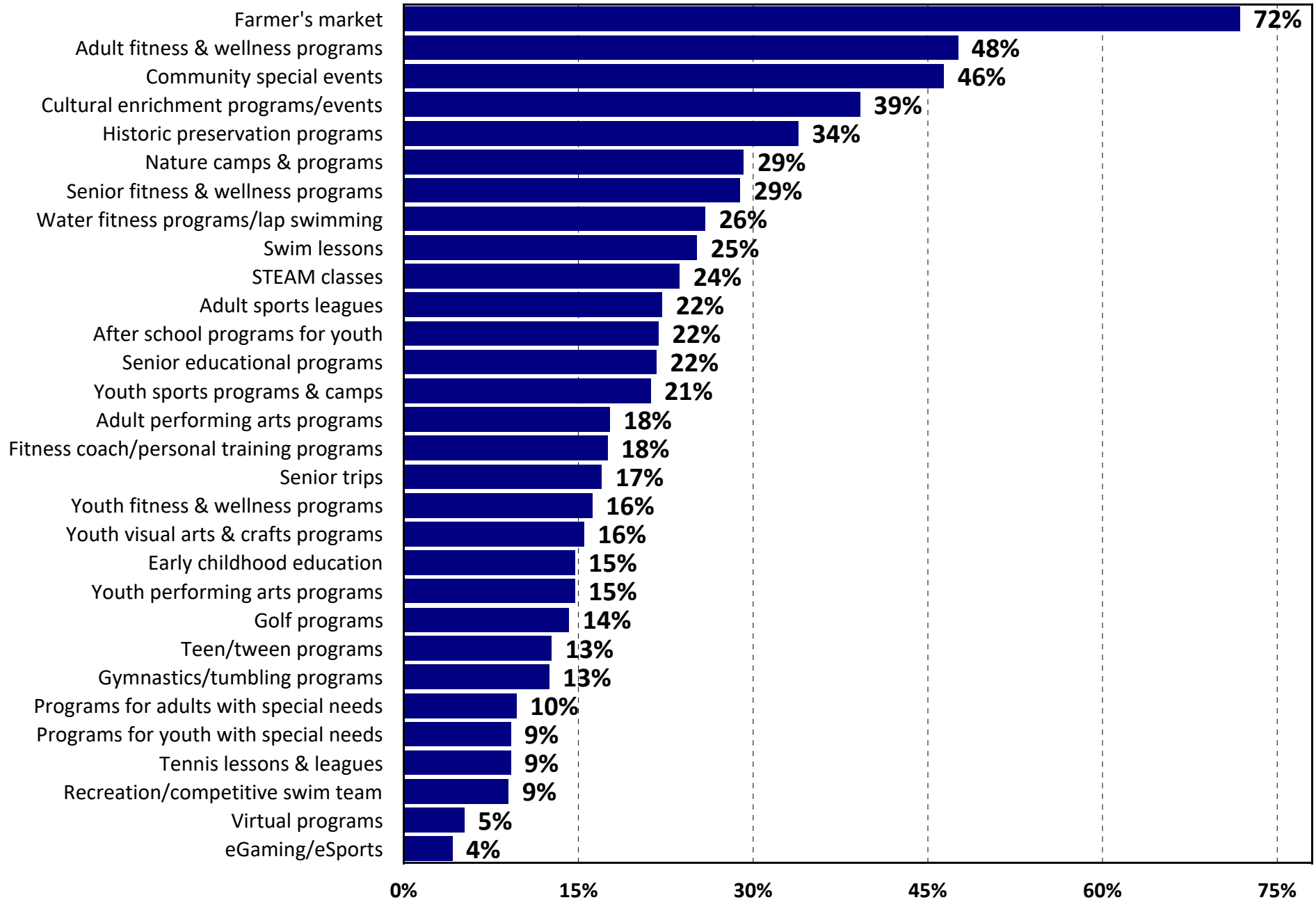
Q10. Most Important Facility/Amenity to Households

by percentage of respondents who selected the items as one of their top four choices



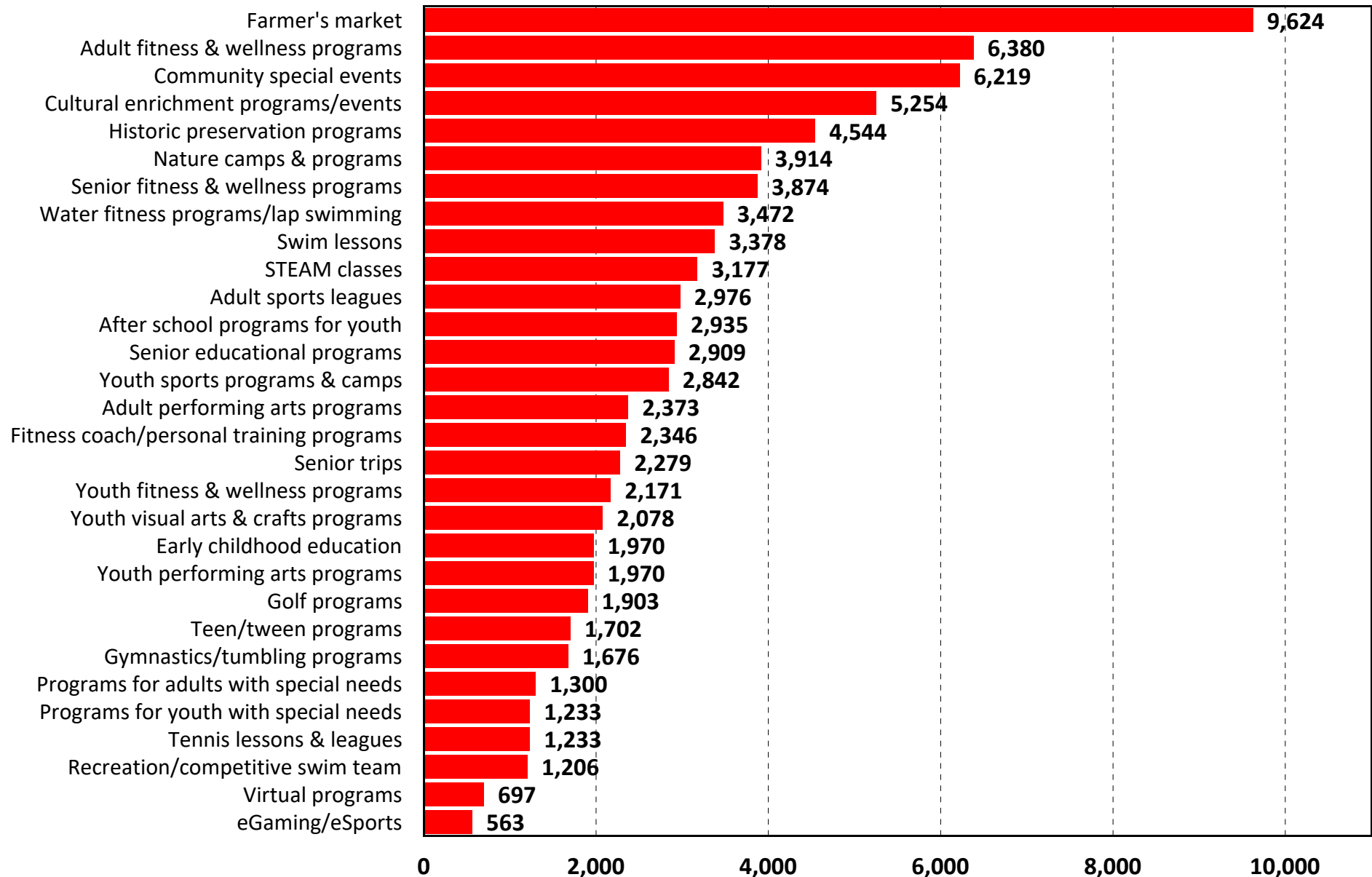
Q11. Respondents With Need for Recreation Program

by percentage of respondents



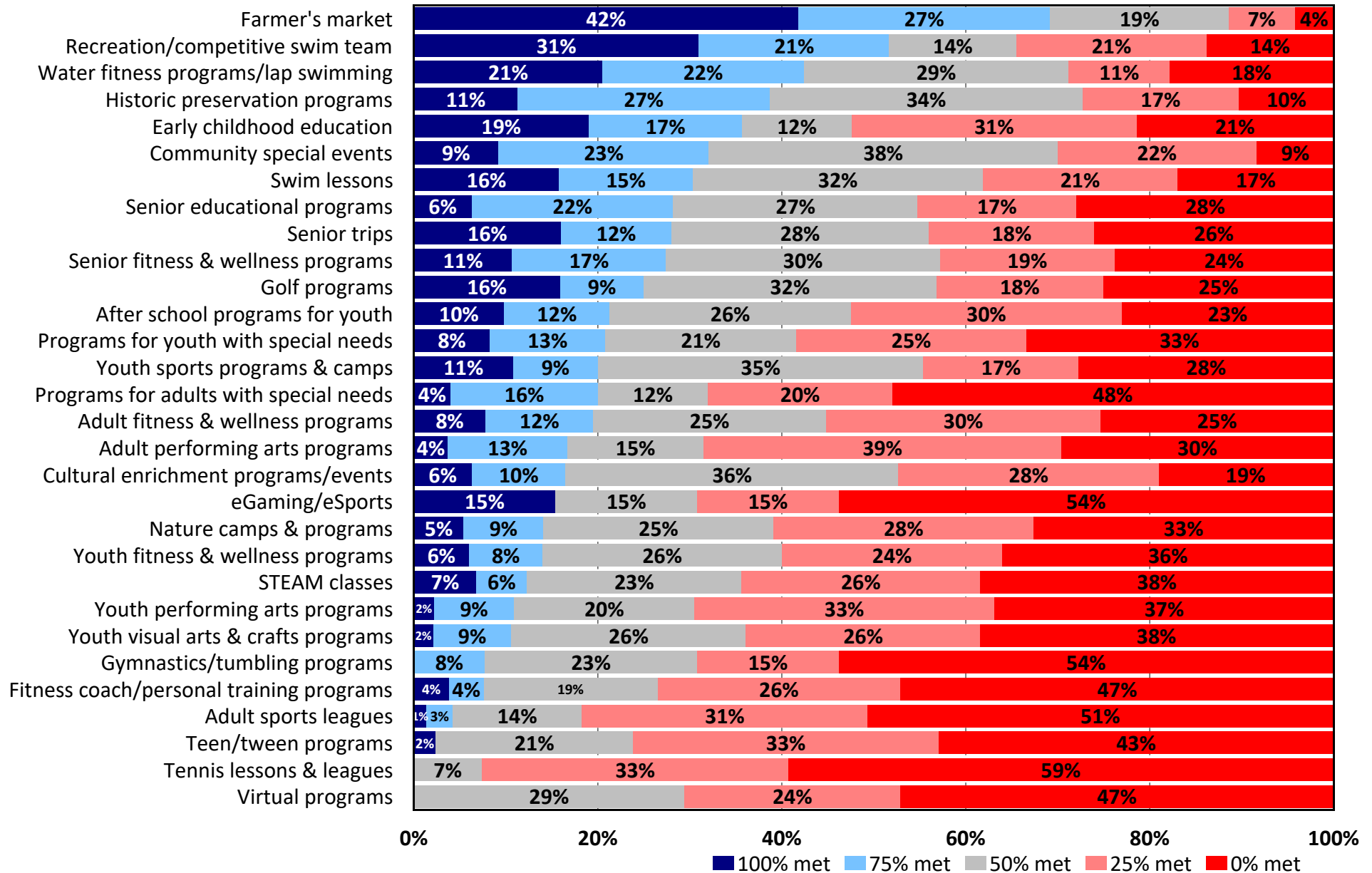
Q11a. Estimated Number of Households in Oregon City Who Have a Need for Recreation Program

by number of households based on an estimated 13,404 households



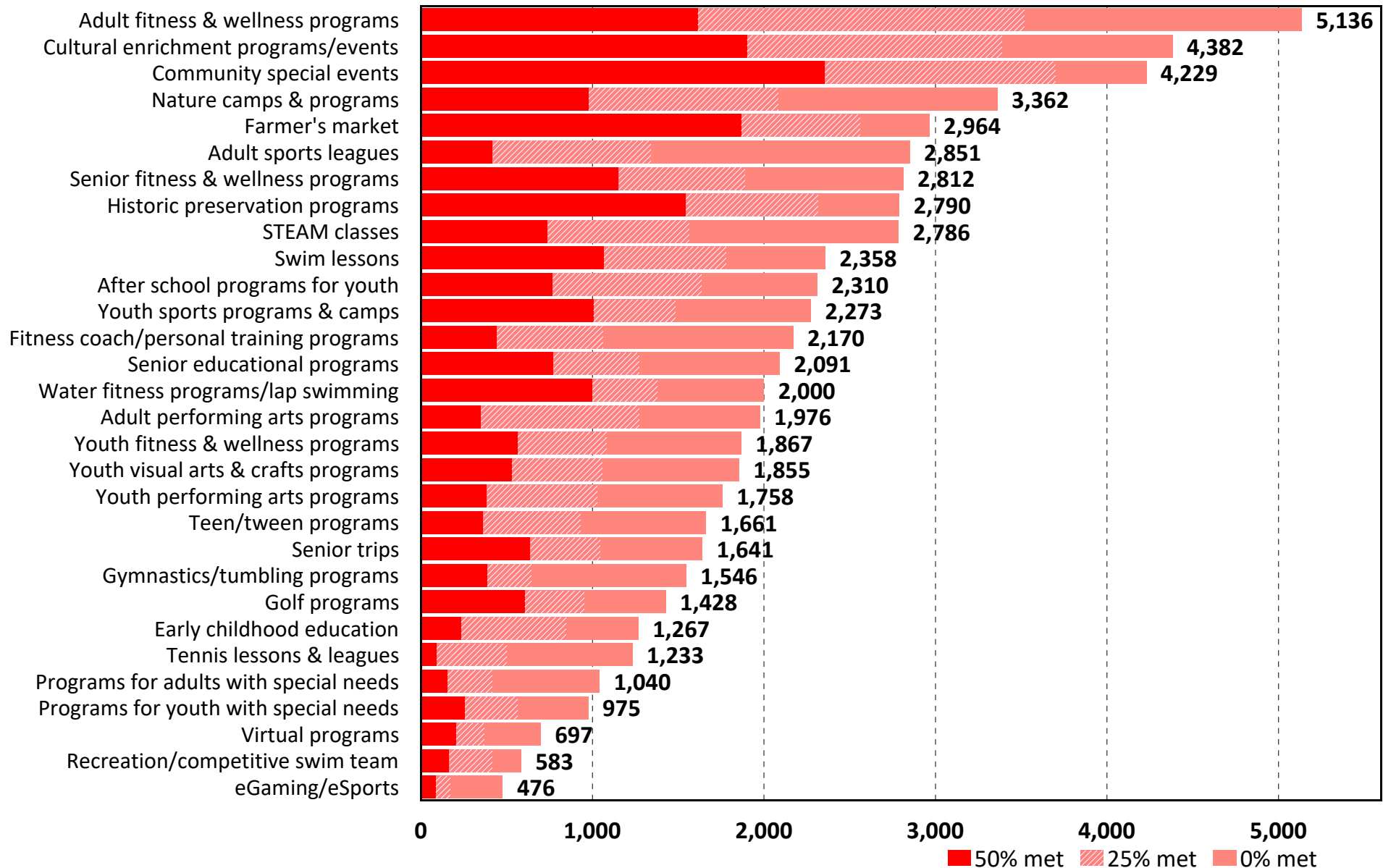
Q11b. How Well Households' Need For Recreation Program Is Currently Being Met

by percentage of respondents who answered "Yes" to Q11



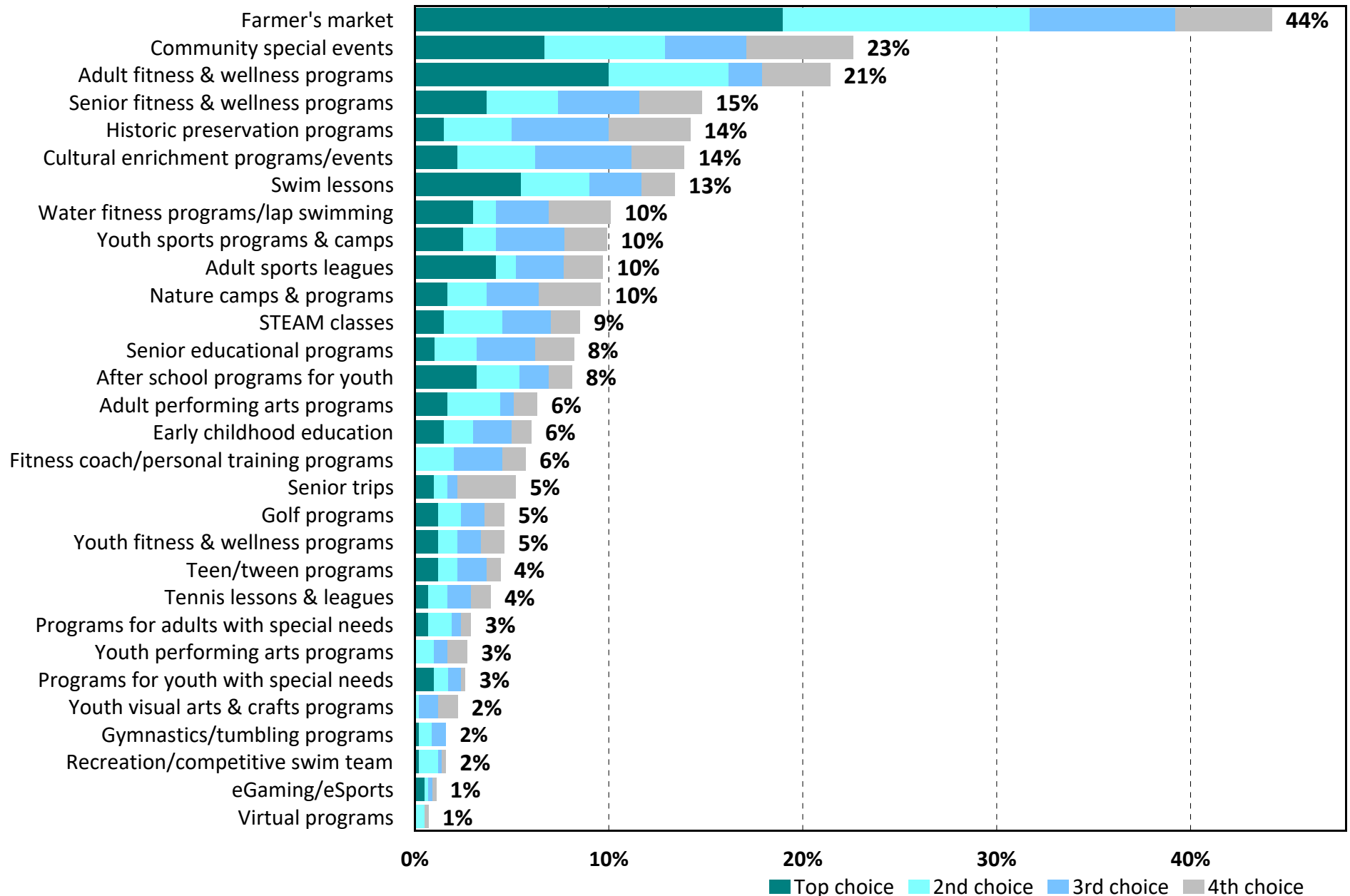
Q11c. Estimated Number of Households in Oregon City Whose Recreation Program Needs Are Met 50% or Less

by number of households with need based on an estimated 13,404 households



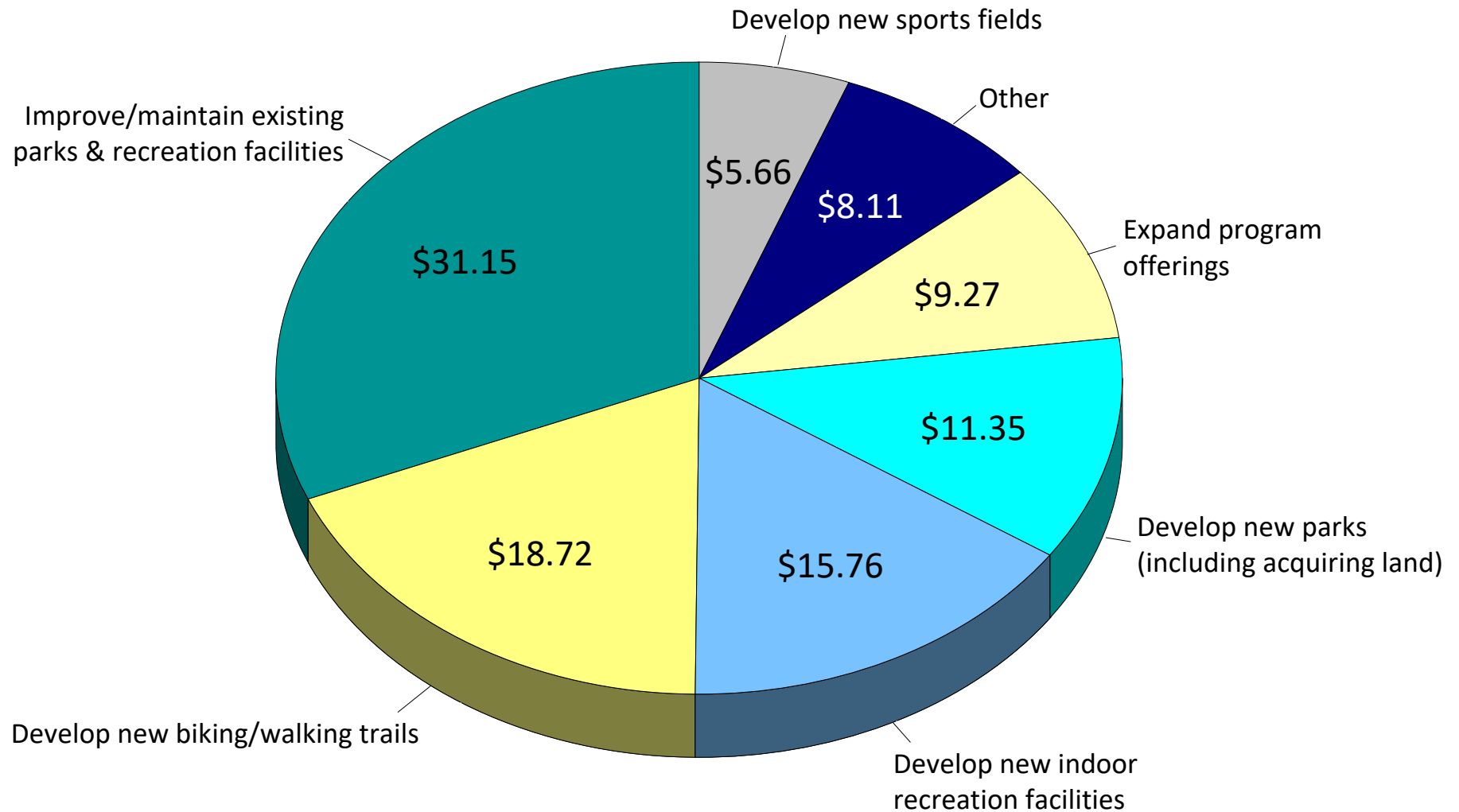
Q12. Most Important Recreation Program to Households

by percentage of respondents who selected the items as one of their top four choices



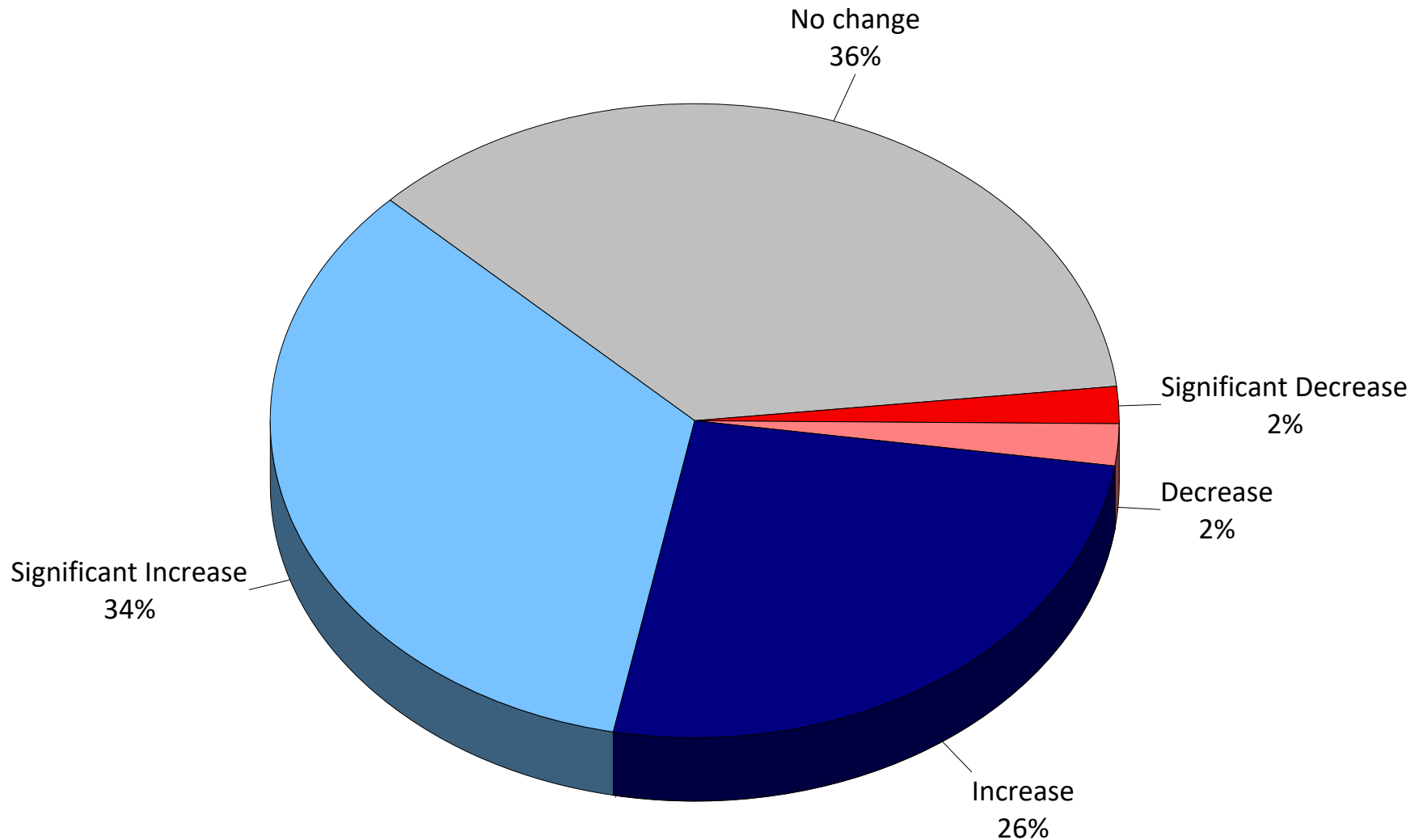
Q13. With a Budget of \$100, How Would Respondents Allocate Funds for Parks and Recreation?

by average allocated per item



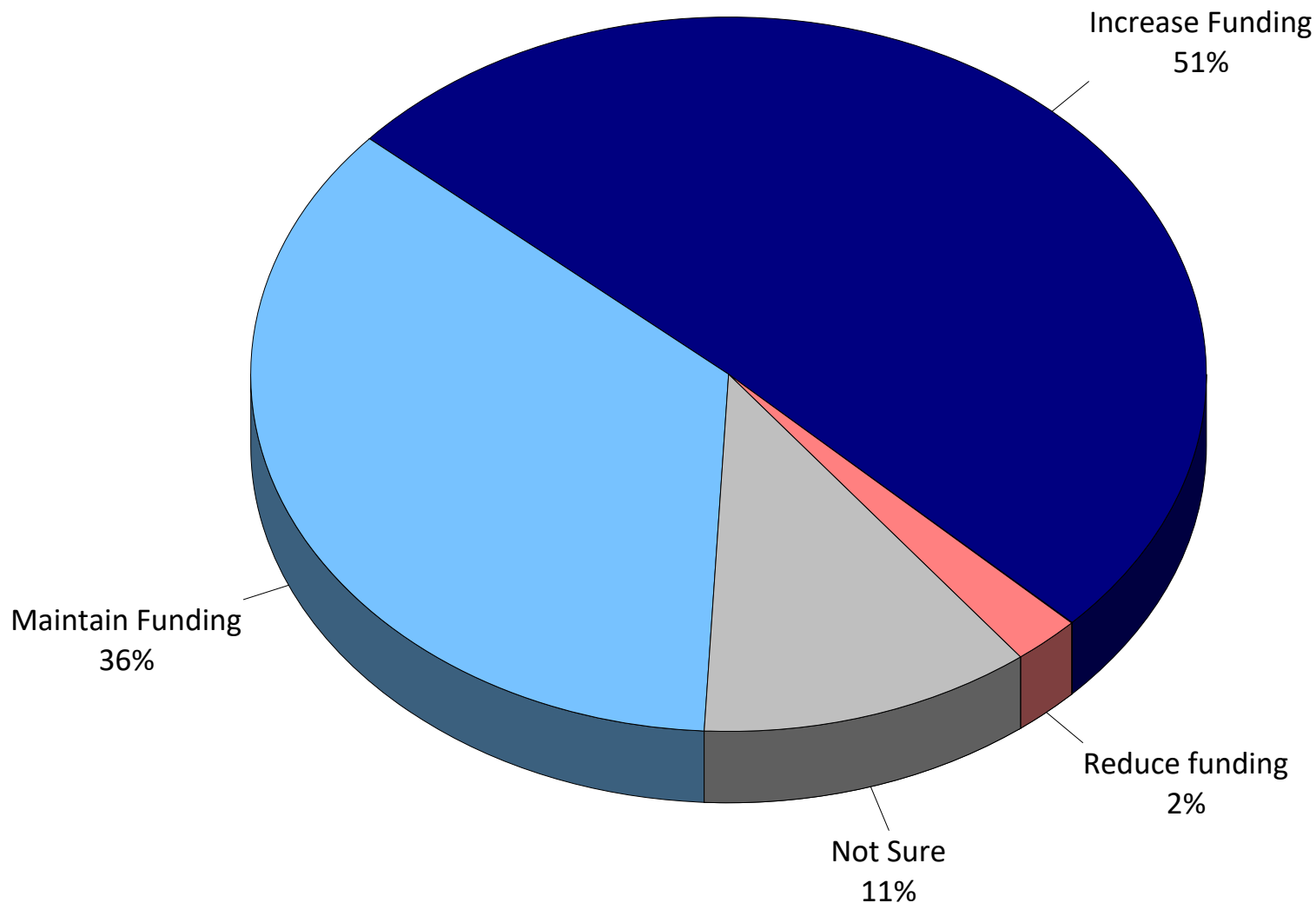
Q14. Given the recent COVID-19 Pandemic, how has your and your household's perception of the value of parks, trails, open spaces and recreation changed?

by percentage of respondents (excluding "not provided")



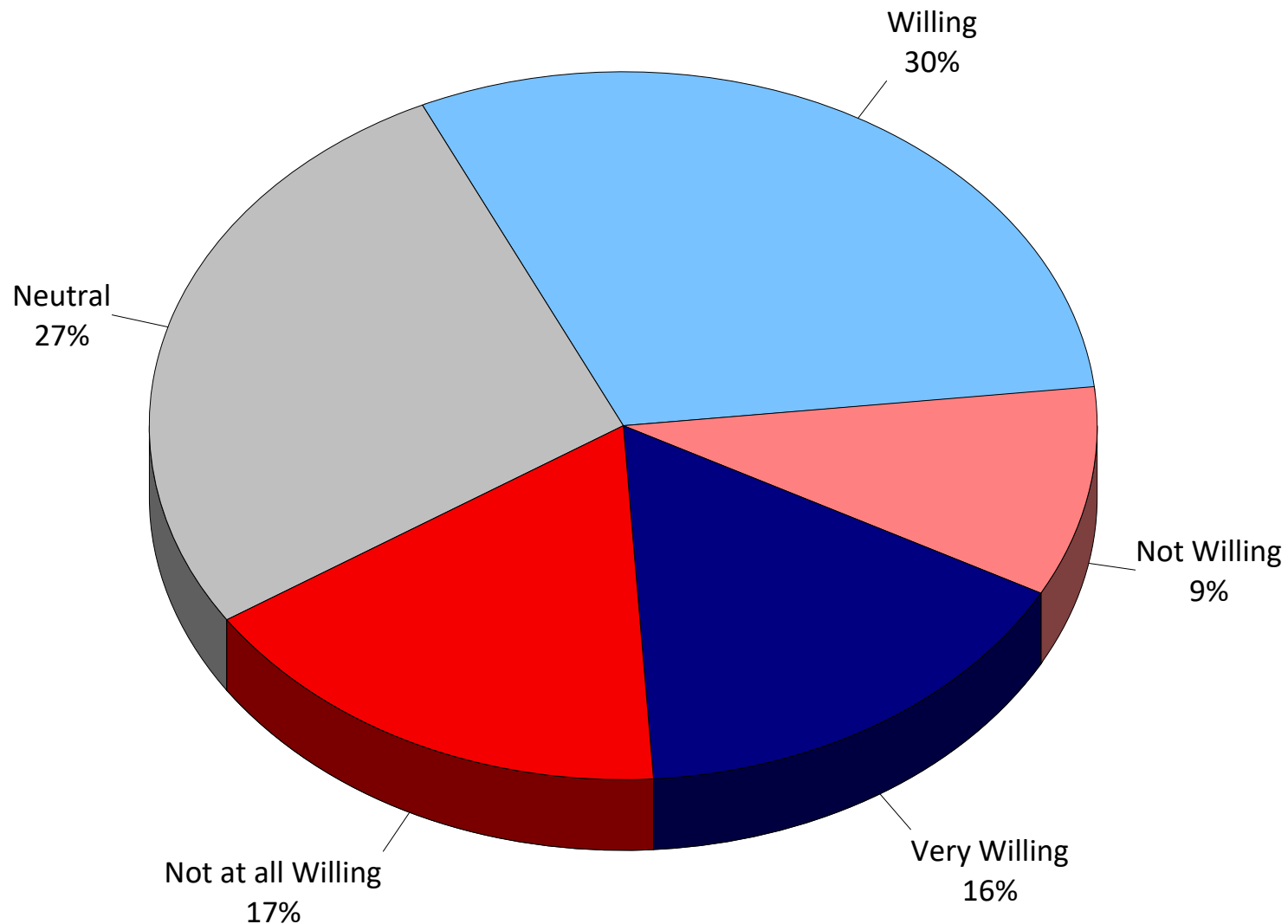
Q15. Based on your perception of value in Question 14, how would you want the City of Oregon City to fund future parks, recreation, trails and open space needs?

by percentage of respondents (excluding "not provided")



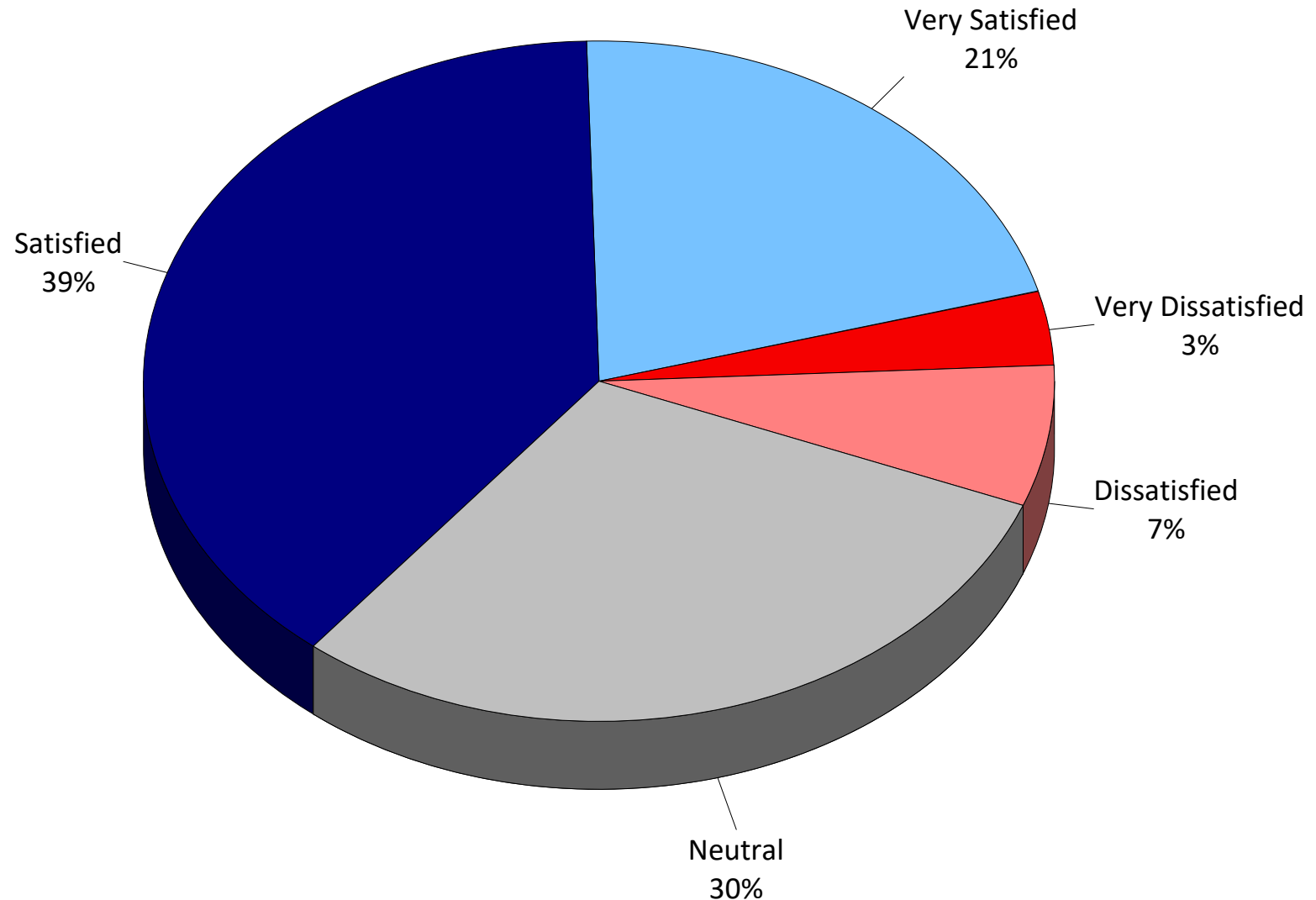
Q16. How willing would you be to pay additional taxes or fees to acquire, develop, and maintain the types of parks, recreation, and trail facilities that are most important to your household?

by percentage of respondents (excluding "don't know")



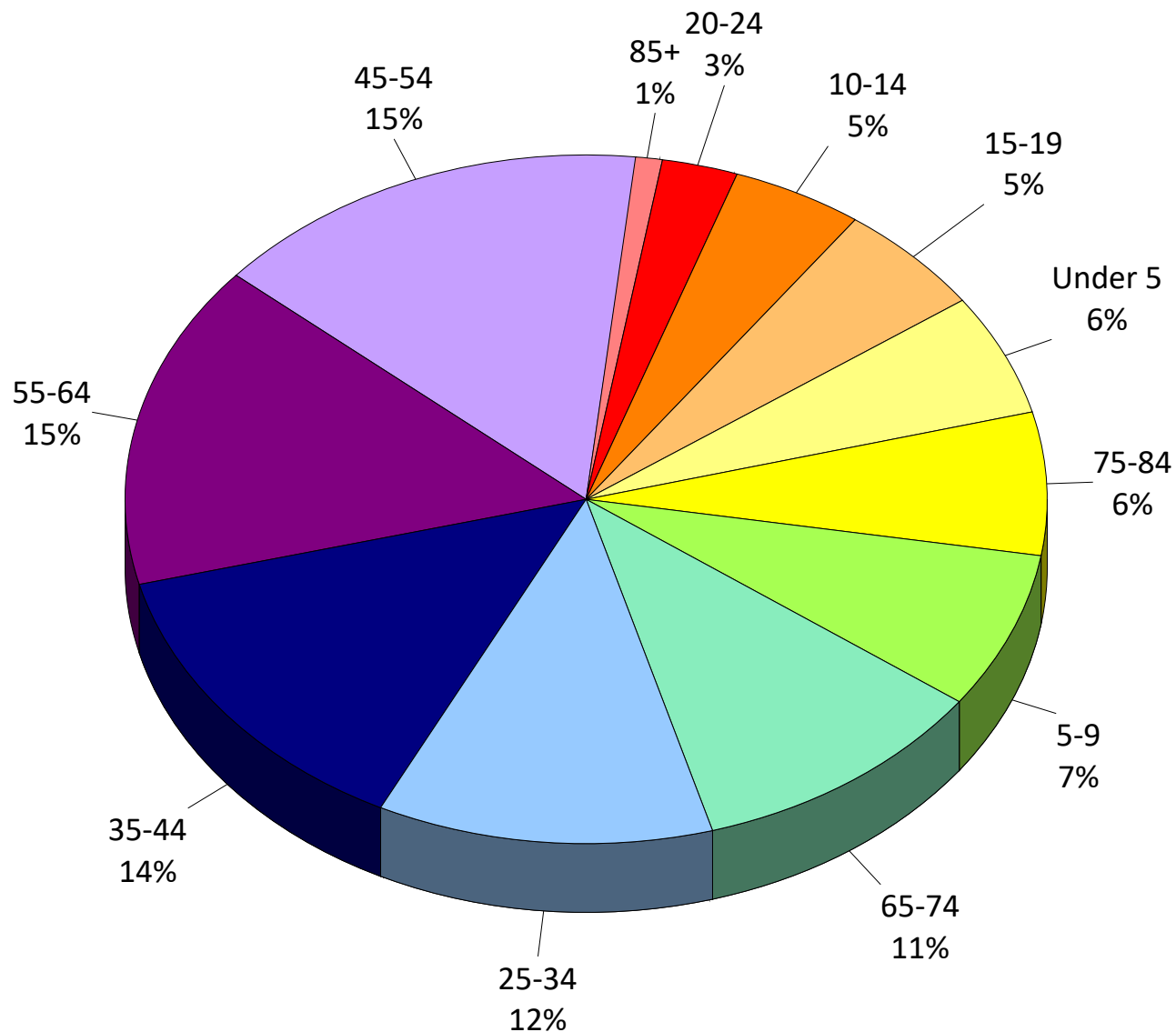
Q17. Please rate your level of satisfaction with the overall value your household receives from Oregon City Parks and Recreation.

by percentage of respondents (excluding "don't know")



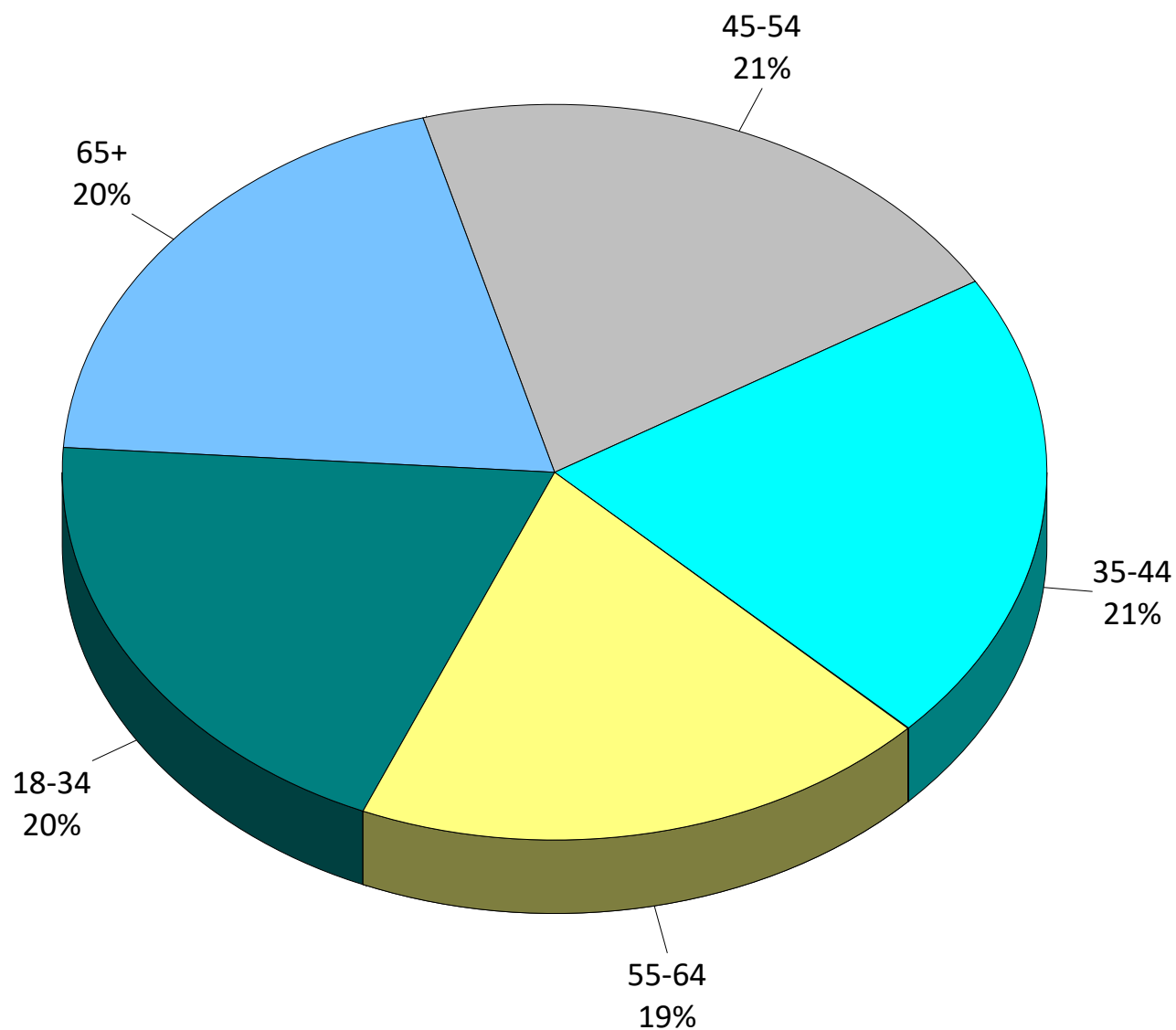
Q18. Including yourself, how many people in your household are in the following age groups?

by percentage of persons in household



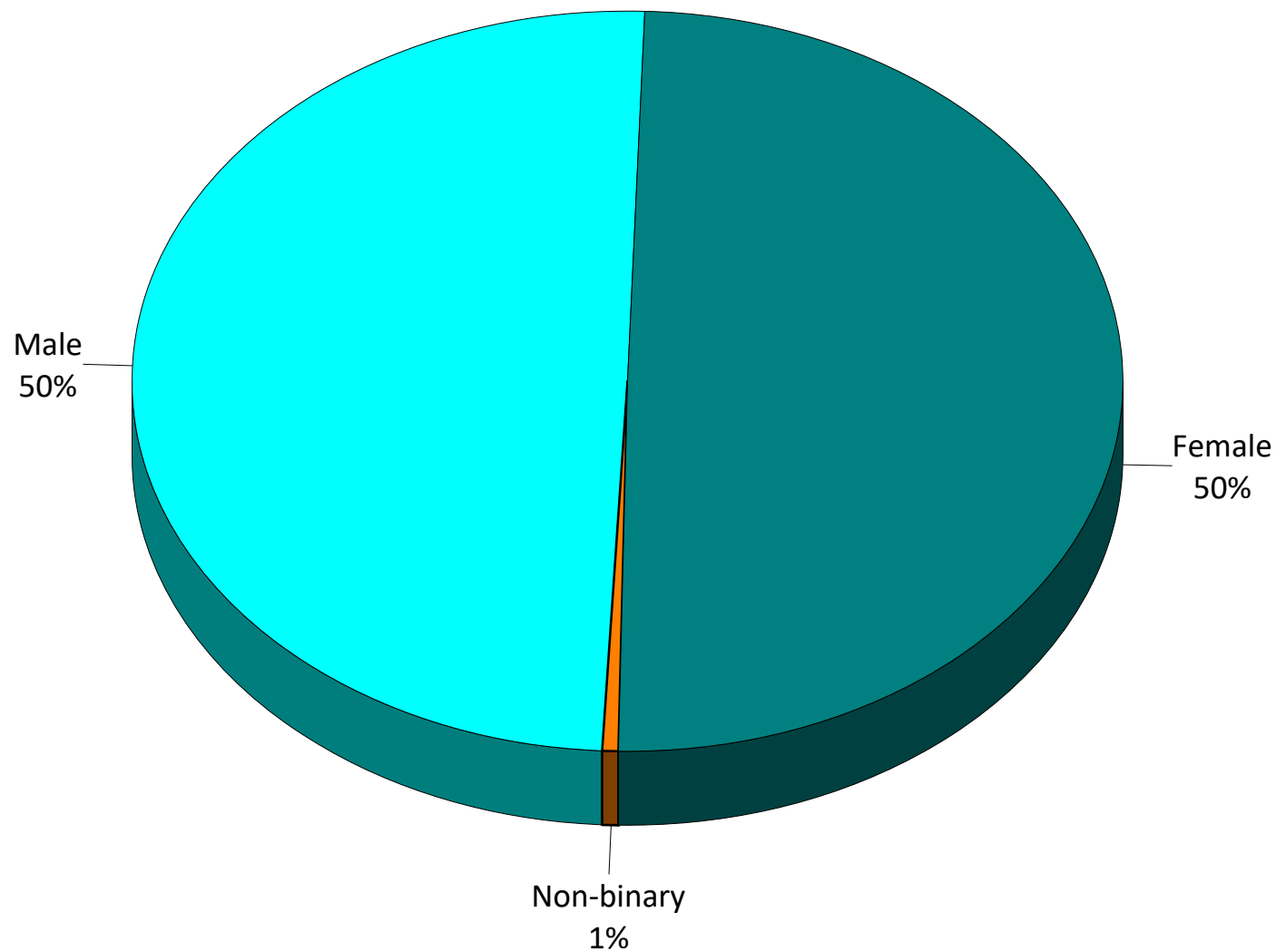
Q19. Respondent Age

by percentage of respondents (excluding "not provided")



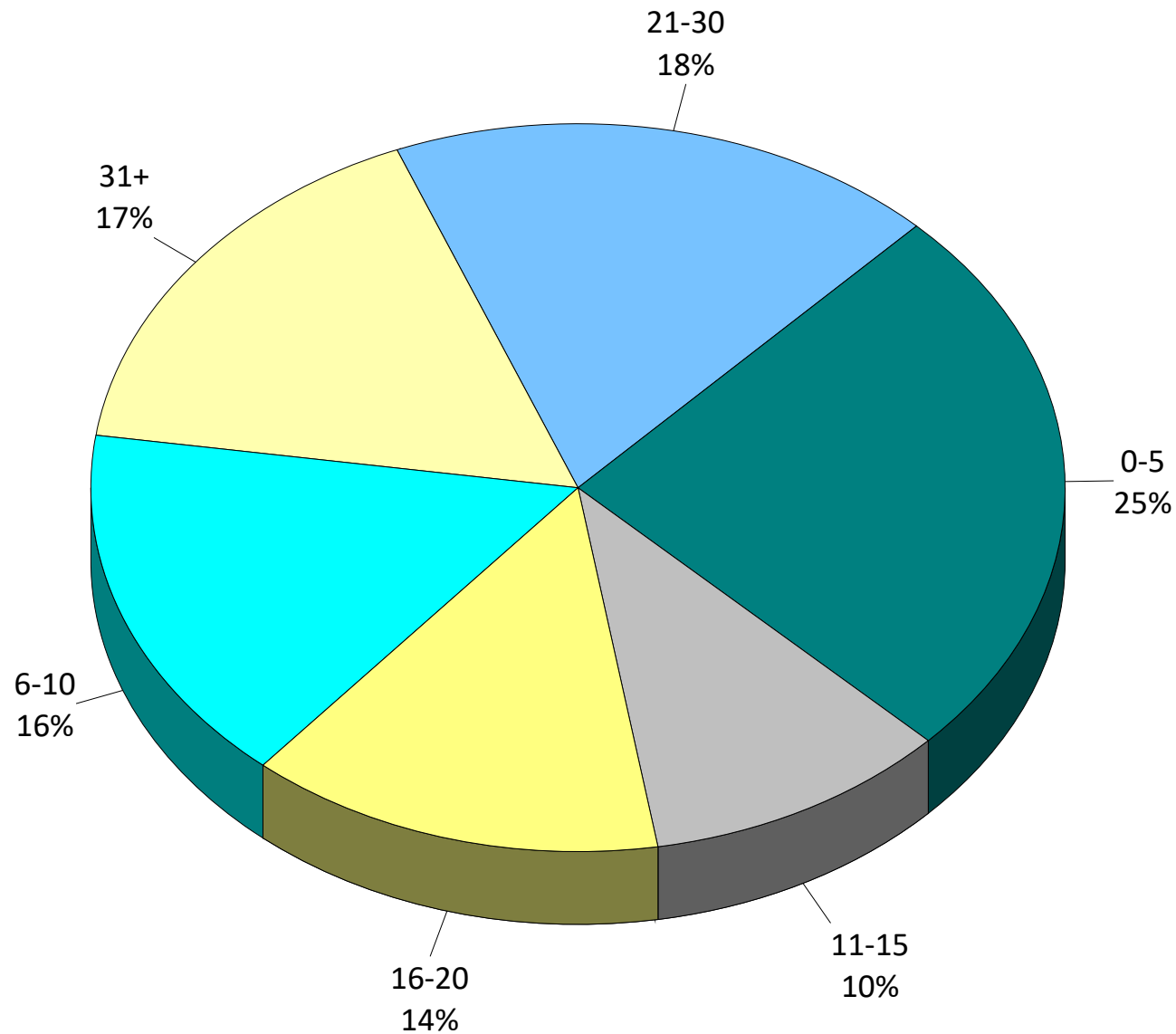
Q20. Your gender:

by percentage of respondents (excluding “prefer not to answer”)



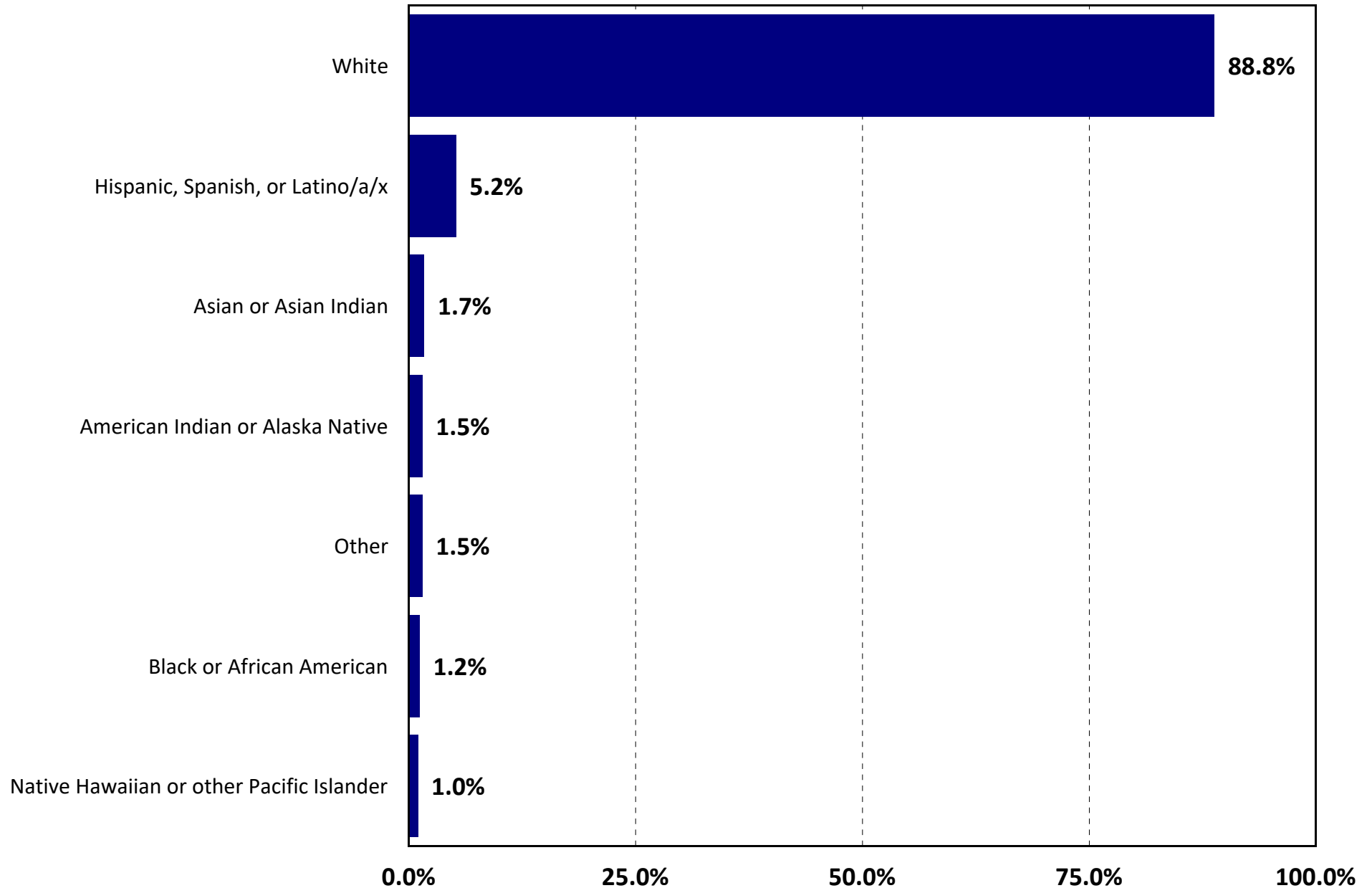
Q21. Years Lived in Oregon City

by percentage of respondents (excluding "not provided")



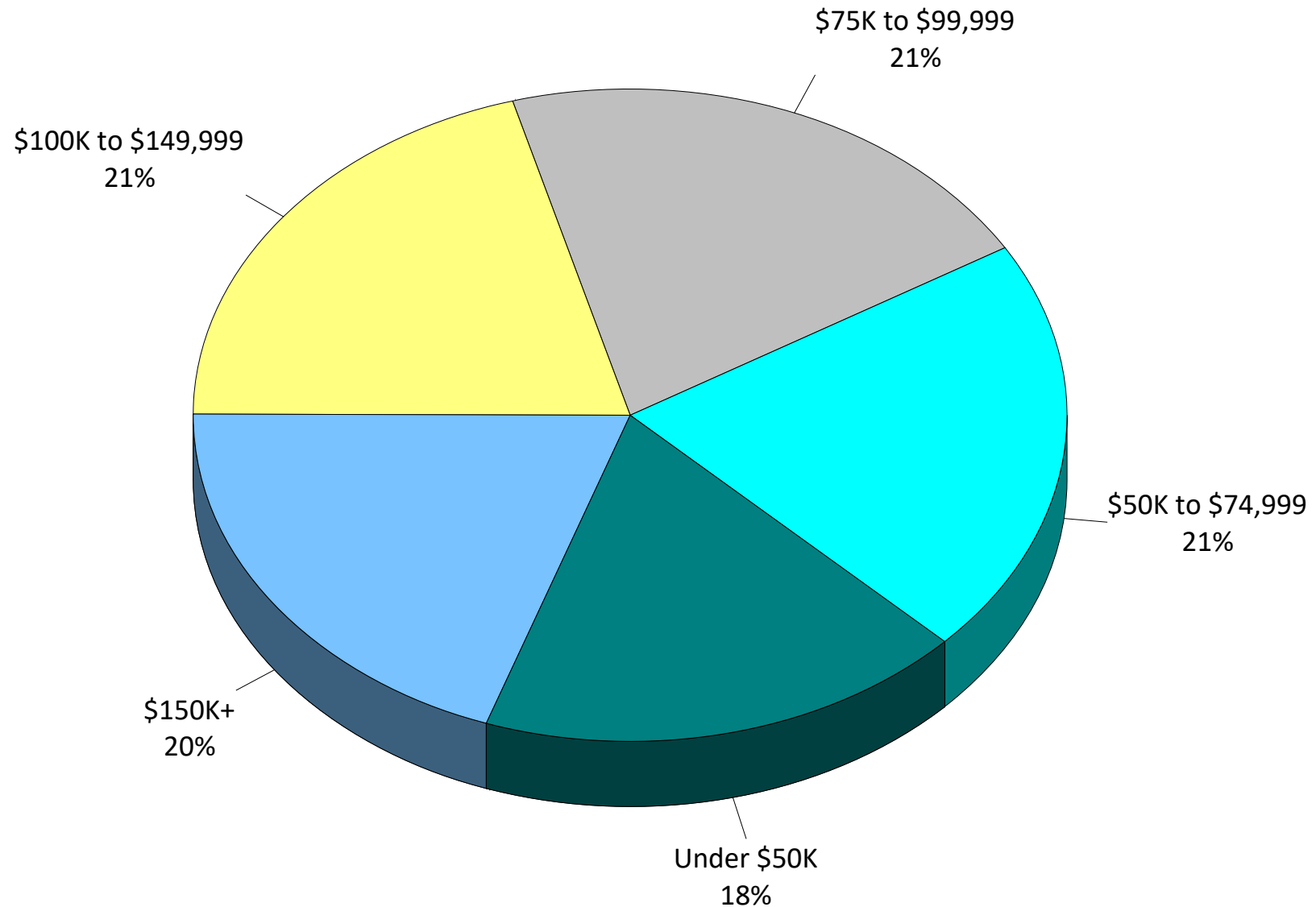
Q22. Which of the following best describes your race/ethnicity?

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.

- 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

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		
<i>Name of Agency</i>	<i>Operator (Public/Private/Not for-Profit)</i>	<i>Price Comparison with your Services (Same / Lower / Higher)</i>
CPR for Life	Private	Higher
Easthem Community Camps	Public	Lower
24 Hour Fitness	Private	Higher
YMCA	Not-for-Profit	Same

APPENDIX G: MINI BUSINESS PLAN

Program Area: _____

Completed By: _____ Date: _____

--

DEPARTMENT VISION STATEMENT

--

DEPARTMENT MISSION STATEMENT

--

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/ Amenity	Length of Experience	Age Segments								
		Under 5	6-8	9- 12	13- 18	19- 30	31- 45	46- 60	61- 75	76+

PARTICIPATION/ATTENDANCE TRENDS

Program/ 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>

COST OF SERVICE ANALYSIS

Program/ Amenity	Expenditures		Participant s/ Attendanc e	Revenue	Net Income (Subsidy)		Cost per Participant		Cost Recovery	
	Direct	Total			Direct	Total	Direct	Total	Direct t	Total

MARKETING & 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:

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BV CONTACT:

*James A. Cave, RA
Program Manager
800.733.0660 x6554
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 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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orccity.org
On-site Point of Contact (POC)	Jon Waverly, Facilities Maintenance Specialist 503.519.0377 jwaverly@orccity.org
Assessment and Report Prepared By	Konnye Zavala
Reviewed By	Tammy Prusa, Technical Report Reviewer for Jim Cave Program Manager Jim.cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Pavement	-	-	\$12,315	\$15,145	\$18,627	\$46,087
Site Development	-	-	-	\$1,048	-	\$1,048
TOTALS	-	-	\$12,400	\$16,200	\$18,700	\$47,300

Immediate Needs

Not applicable, no immediate needs were identified.

Key Findings

Not applicable, no key findings were identified.

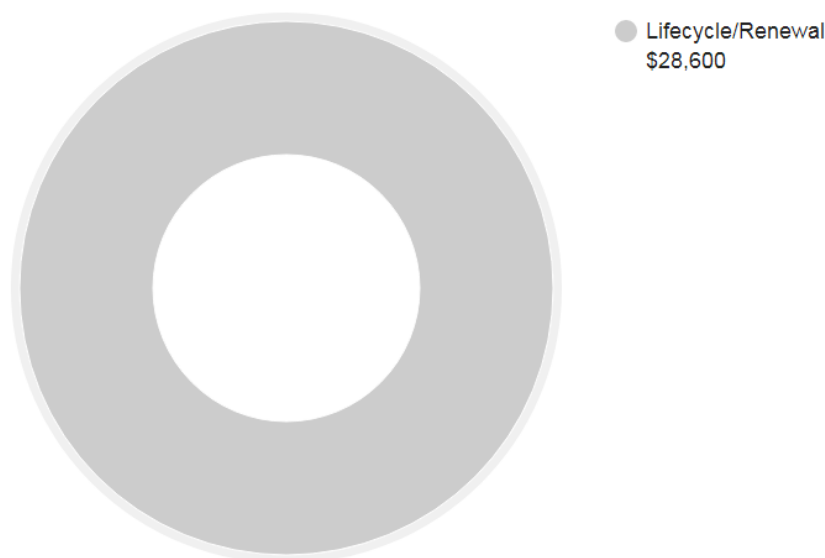
Plan Types

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

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)



10-YEAR TOTAL: \$28,600

2. Abernethy Creek



General Site Information

<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Parking Lot	Aggregate/Stone	1500 SF	Fair
Picnic Table	Wood/Composite	1 EA	Fair
Landscaping and Topography	No significant landscaping features Irrigation not present 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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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
800.733.0660 x6554





1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



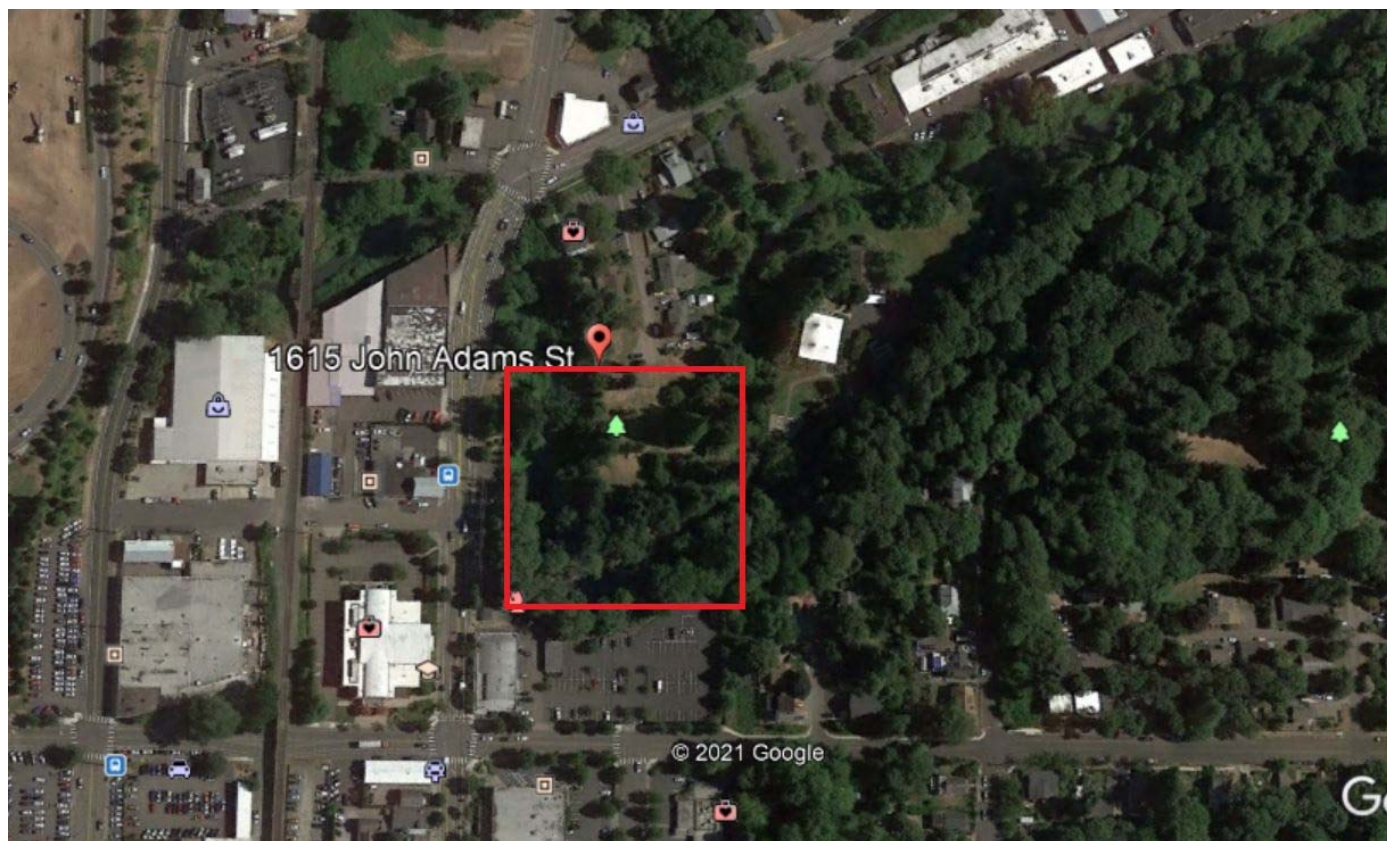
5

PARKING LOTS,
AGGREGATE/STONE, SURFACE
GRAVEL

6

PICNIC TABLE, WOOD

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-013.017	Abernethy Creek 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 1996	Renovated 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 backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup 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 Aguilera

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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route			Entrance to the park is gravel. No concrete for ADA access	
Building Entrances	NA			
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms	NA			
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

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

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

Component Condition Report | Abernethy Creek

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																									
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:

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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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orc.org
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 Alniai and Bhaskar Ale
Reviewed By	Tammy Prusa, Technical Report Reviewer for, Jim Cave Program Manager jim.cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Park Findings and Deficiencies

Historical Summary

Atkinson Park is located in the city of Oregon City at the intersection of Jackson St and 16th 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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$81,700	\$2,300	\$108,500	\$126,200	\$230,700	\$549,400

Immediate Needs

Immediate Needs Report

Facility/Building	Total Items	Total Cost
Atkinson Park	3	\$81,700
Total	3	\$81,700

Atkinson Park

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2969450	Atkinson Park	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$9,800
3139110	Atkinson Park	Playground	G2050	Play Structure, Multipurpose, Large, Replace	NA	Modernization/Adaptation	\$45,500
3139109	Atkinson Park	Playground	G2050	Playground Surfaces, Engineered Wood Fiber, and borders, Install	NA	Modernization/Adaptation	\$26,400
Total (3 items)							\$81,700



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

Engineered Wood Fiber, and borders
Atkinson Park Playground

Unifomat Code: G2055
Recommendation: **Install in 2021**

Priority Score: **55.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$26,400

\$\$\$\$

- AssetCALC ID: 3139109



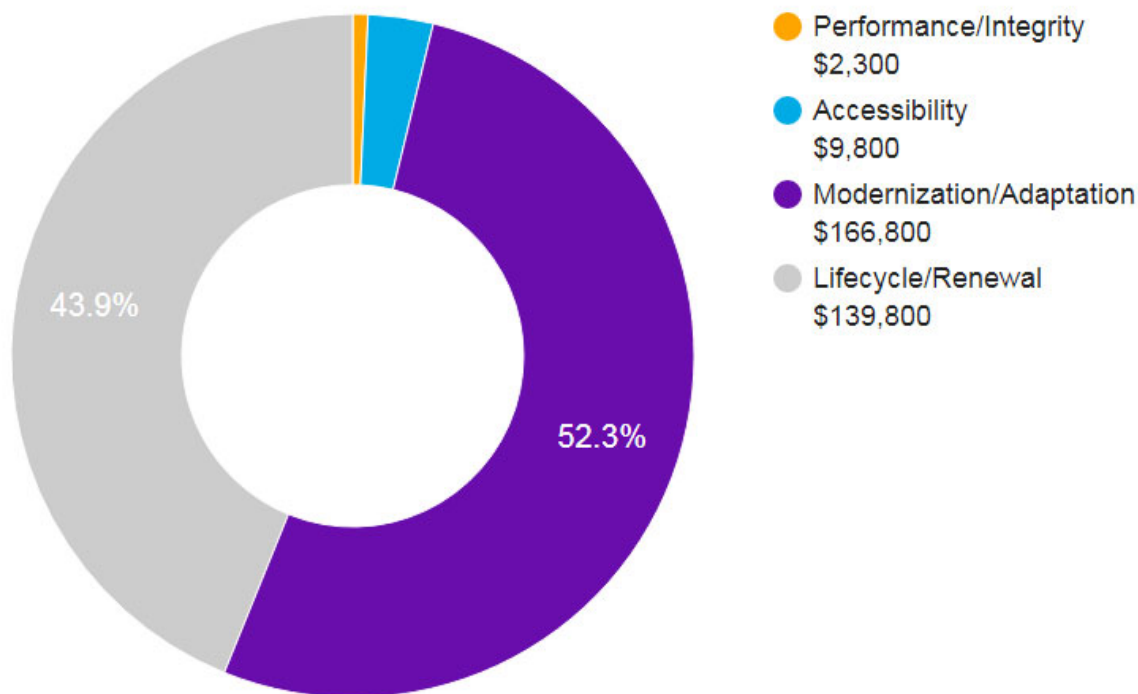
Plan Types

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

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)



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 Floors: Concrete Ceilings: Unfinished/exposed	Poor
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Toilets, and sinks in all restrooms	Fair

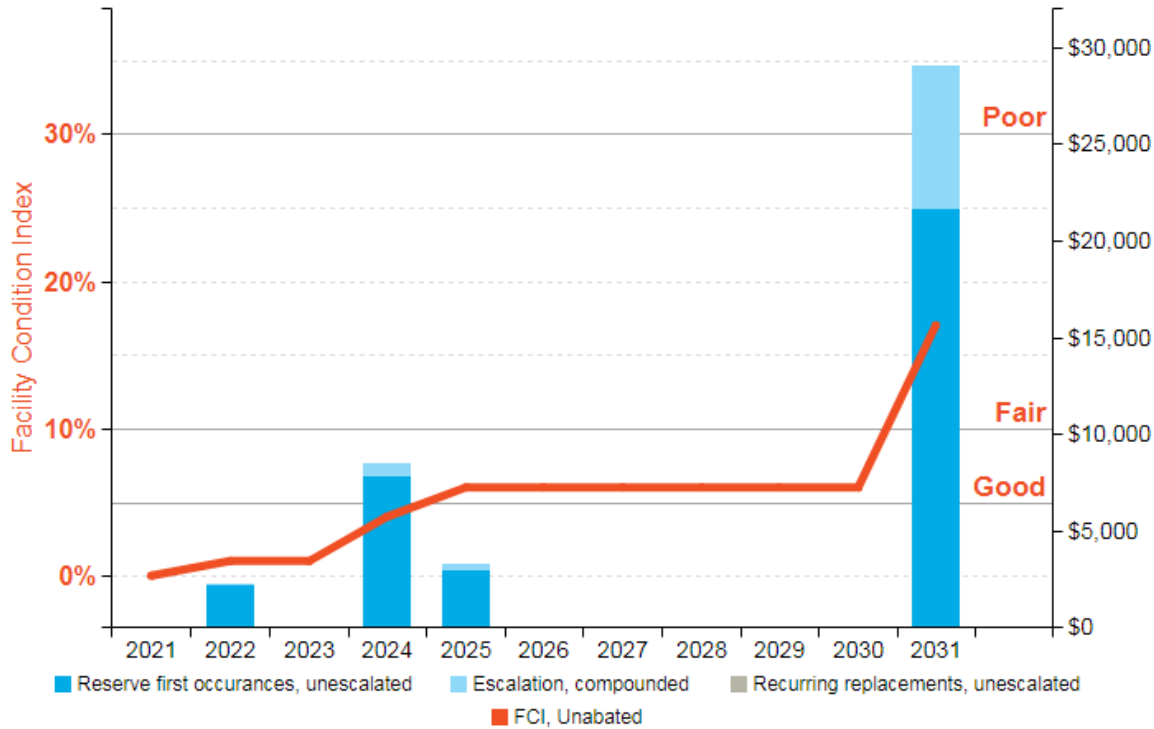
Restroom Building: Systems Summary		
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Key Issues and Findings	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			
<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Play Structures	Swing sets and multi-purpose	3 EA	Fair
Gazebos	Metal and wood framed	550 SF	Fair
Landscaping and Topography	Limited landscaping features Irrigation not present Low to moderate site slopes throughout		
On-Site Vehicular Paving	No parking onsite		
Pedestrian paving and Trails	Asphalt pathways and gravel trails		
On-Site Amenities	Picnic tables, benches grills		
Ancillary Buildings	Shelter		
Fields and Lots	None		
Storm Water Management	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/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate 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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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

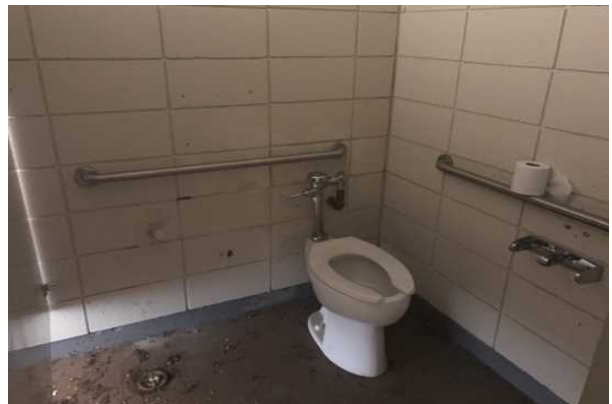


2

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
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Site Plan



	Project Number	Project Name	
	148392.21R000-014.017	Atkinson Park	
	Source	On-Site Date	
	Google	April 8, 2021	

Aerial Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-014.017	Atkinson Park	
	Source	On-Site Date	
	Google	April 8, 2021	

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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
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 ?			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 ?			×	
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	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & 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

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

Replacement Reserves Report

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									\$26,400			\$26,400					\$26,400		\$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



Barclay Park
711 12th Street
Oregon City, Oregon 97045

PREPARED BY:

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BV PROJECT #:

148392.21R000-015.017

DATE OF REPORT:

July 13, 2021

ON SITE DATE:

April 8, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

1. Executive Summary

Park Overview and Assessment Details

General Information	
Property Type	Small neighborhood dog park
Main Address	711 12 th 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 Asst. Parks and Recreation Director 503.496.1565 Phone dconrad@orccity.org
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, Jim Cave Program Manager jim.cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Park Findings and Deficiencies

Historical Summary

Barclay Park is located in the city of Oregon City at the intersection of 12th 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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	-	-	\$1,222	\$1,012	\$2,234
Site Pavement	-	-	-	-	-	-
TOTALS	-	-	-	\$1,300	\$1,100	\$2,400

Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

Key Findings

No key findings for this set of locations.

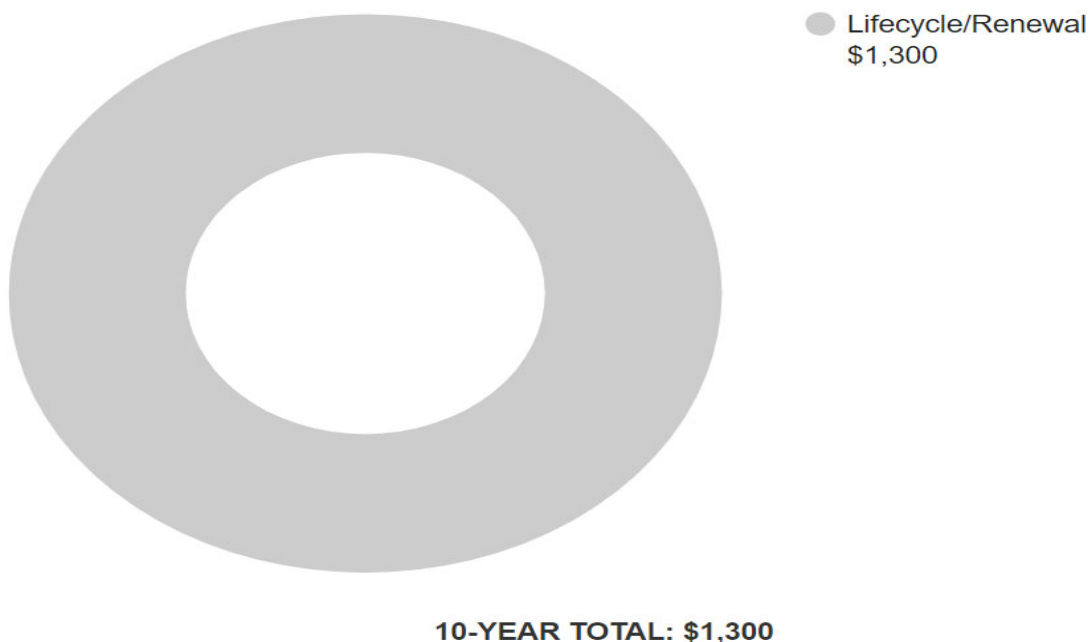
Plan Types

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



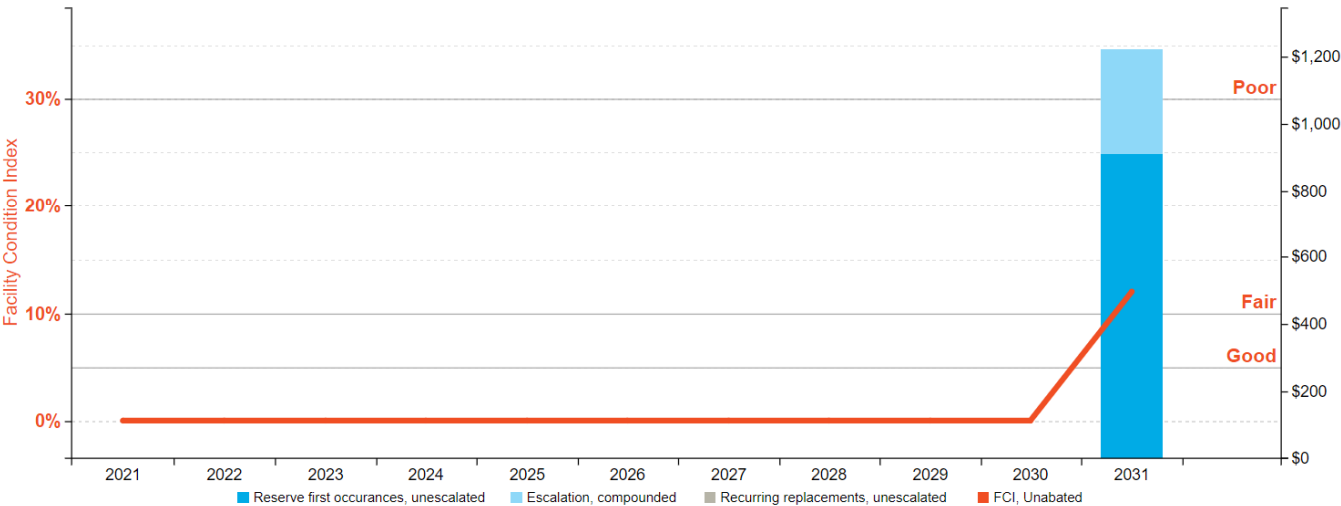
General Site Information			
Asset	Description	Quantity	Condition
Landscaping and Topography	No significant landscaping features Irrigation not present Low to moderate site slopes throughout		
On-Site Vehicular Paving	No parking onsite		
Pedestrian paving and Trails	Concrete sidewalks		
On-Site Amenities	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

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



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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 12th 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,
Project Manager

Reviewed by:



Tammy Prusa,
Technical Report Reviewer for
James A. Cave,
Program Manager
Jim.cave@bvna.com
800.733.0660 x6554



1

TRASH RECEPTACLE



2

SIDEWALK



3

SIGNAGE



4

SITE

Site Plan



**BUREAU
VERITAS**

Project Number

148392.21R000-015.017

Source

Google

Project Name

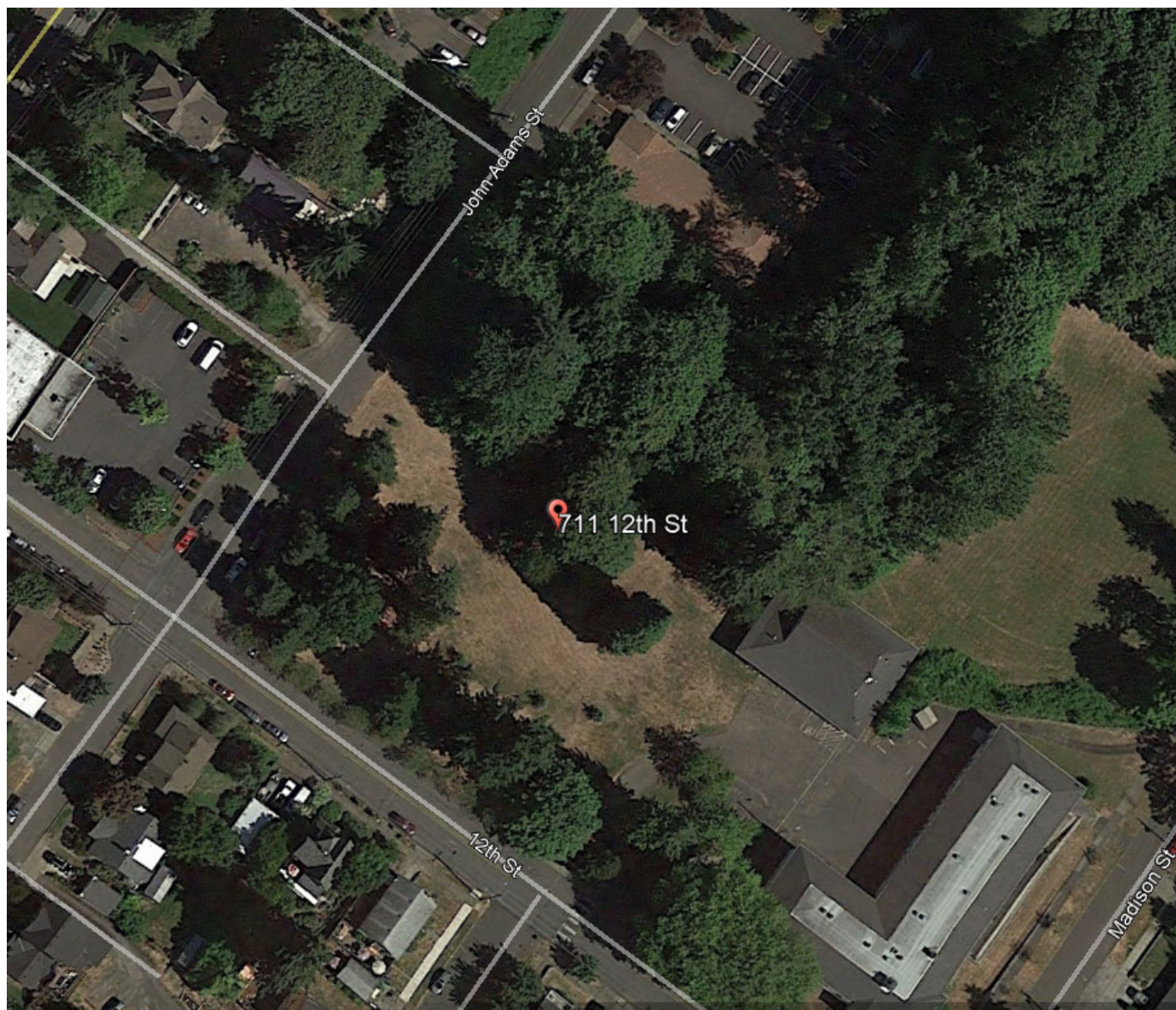
Barclay Park

On-Site Date

April 8, 2021



Aerial Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-015.017	Barclay Park	
	Source	On-Site Date	
	Google	April 8, 2021	

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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 ?			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 ?			×	
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 ?			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	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & 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 ?			✗	

Component Condition Report | Barclay Park

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

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 CONTACT:

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Program Manager
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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 503.496.1565 dconrad@orc.org
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, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	\$13,240	\$19,395	\$26,796	\$206,396	\$265,827
Site Pavement	-	-	-	-	\$30,992	\$30,992
TOTALS	-	\$13,300	\$19,400	\$26,800	\$237,400	\$296,900

Immediate Needs

Not applicable, no immediate needs were identified.

Key Findings

Not applicable, no immediate needs were identified.

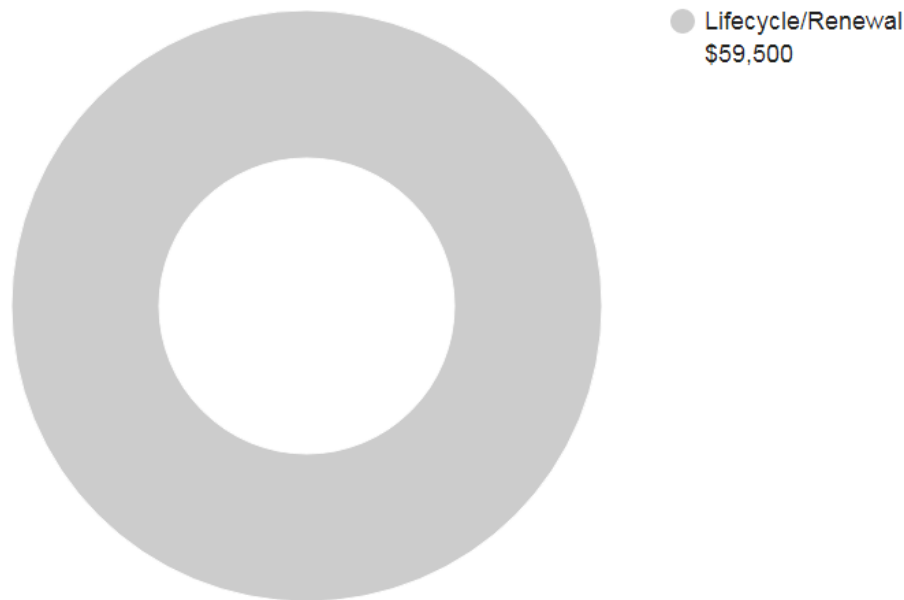
Plan Types

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

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)



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

Landscaping and Topography	Moderate landscaping features Irrigation present Low to moderate site slopes throughout
On-Site Vehicular Paving	Asphalt parking areas and drive lanes with concrete parking curbs
Pedestrian paving and Trails	Brick sidewalks
On-Site Amenities	Basketball court, playground, benches and fencing
Ancillary Buildings	None
Fields and Lots	None
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 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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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
800.733.0660 x6554



1	PLAYGROUND AREA
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2	BASKETBALL COURT
---	------------------



3	OPEN FIELD
---	------------



4	SIDEWALK
---	----------

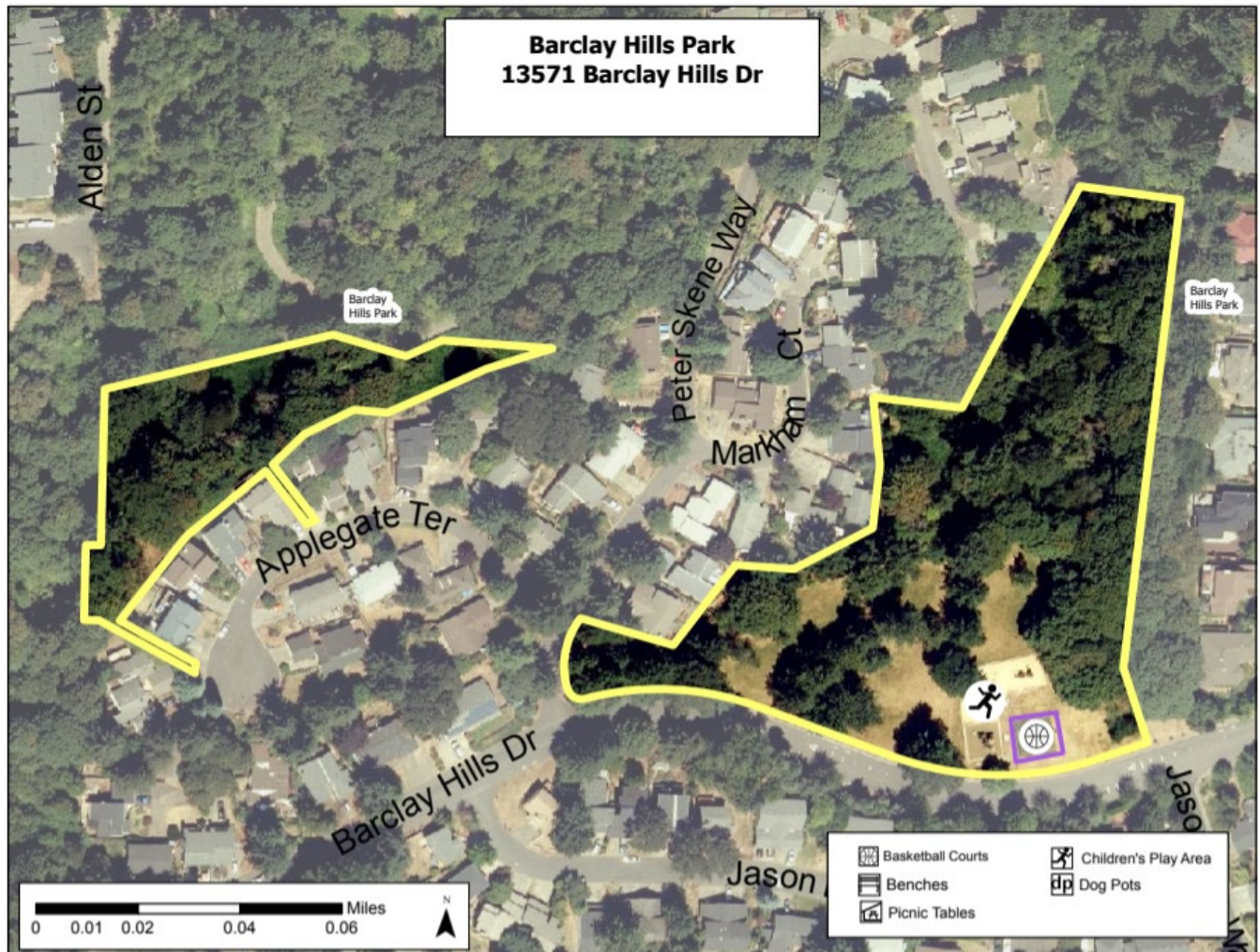


5	PICNIC TABLES
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6	PLAYGROUND SURFACE
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Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	148392.21R000-016.017	Barclay Hills Park	
	Source	On-Site Date	
	Orcity.org	April 06, 2021	

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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?		✗		
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



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 ?			×	
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) ?			×	
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Abbreviated Accessibility Checklist

Playgrounds & 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 | Barclay Hills Park

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

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.

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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:

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BV PROJECT #:

148392.21R000-017.017

DATE OF REPORT:

July 15, 2021

ON SITE DATE:

April 8, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 Asst. Parks & Recreation Director 503.496.1565 dconrad@orccity.org
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, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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

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:



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**

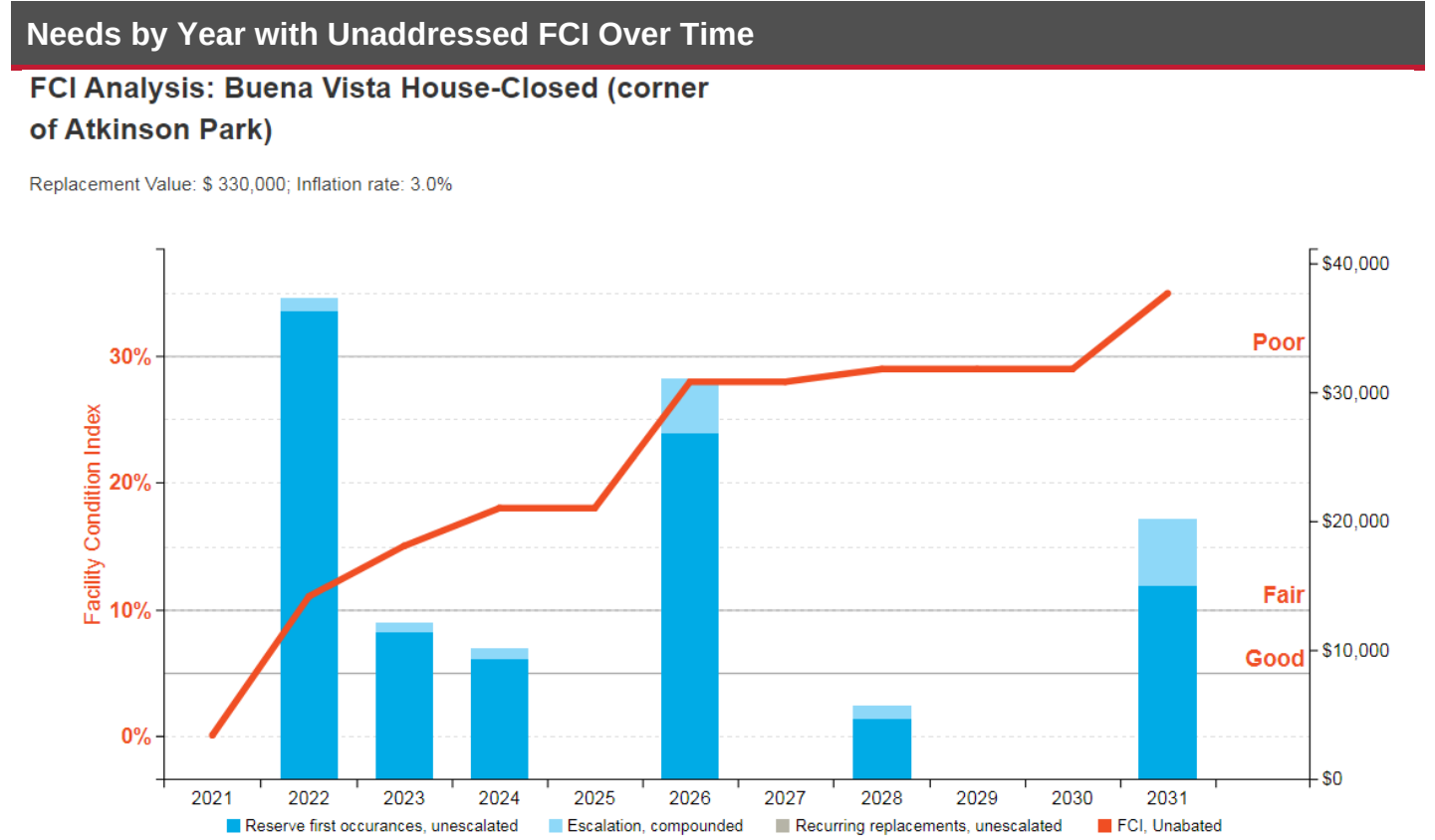
Plan Type:
Performance/Integrity

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.



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

Unifomat 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.

Priority Score: 89.7

any painted surface, 1-2 Story Building
Buena Vista House-Closed (corner of Atkinson
Park) Building exterior

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

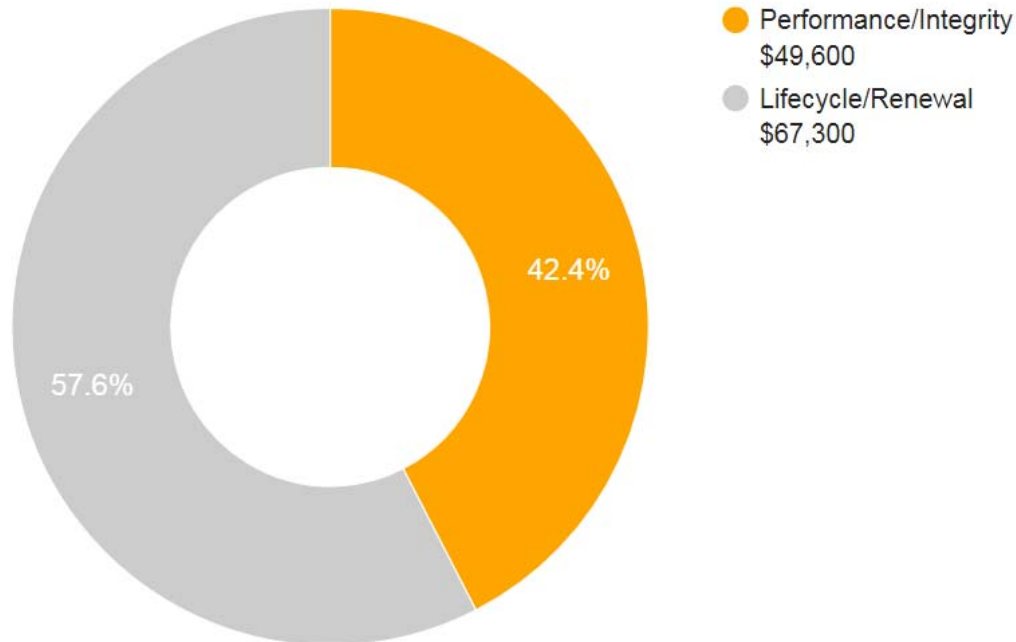
Plan Types

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

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$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 Floors: Hardwood, VCT Ceilings: Suspended ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Restroom fixtures have been removed	Fair
HVAC	Electric furnace and baseboard heaters	Fair

Systems Summary		
Fire Suppression	None	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, incandescent Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Asphalt and concrete sidewalks	Fair
Site Development	Building-mounted signage Site is minimally developed	Fair
Landscaping and Topography	No significant landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: None Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	-	\$49,600	\$41,400	\$25,900	\$45,100	\$162,000



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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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.

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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



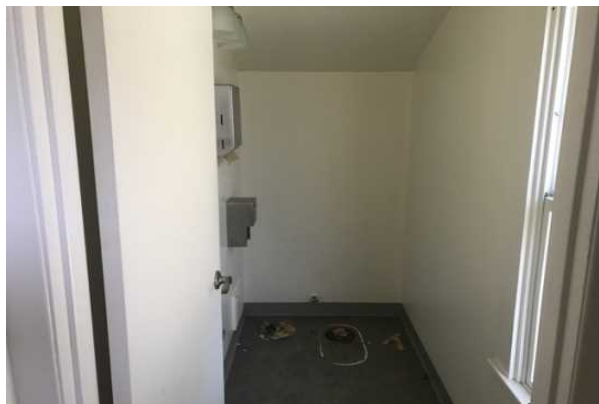
15

MAIN ROOM



16

KITCHEN



17

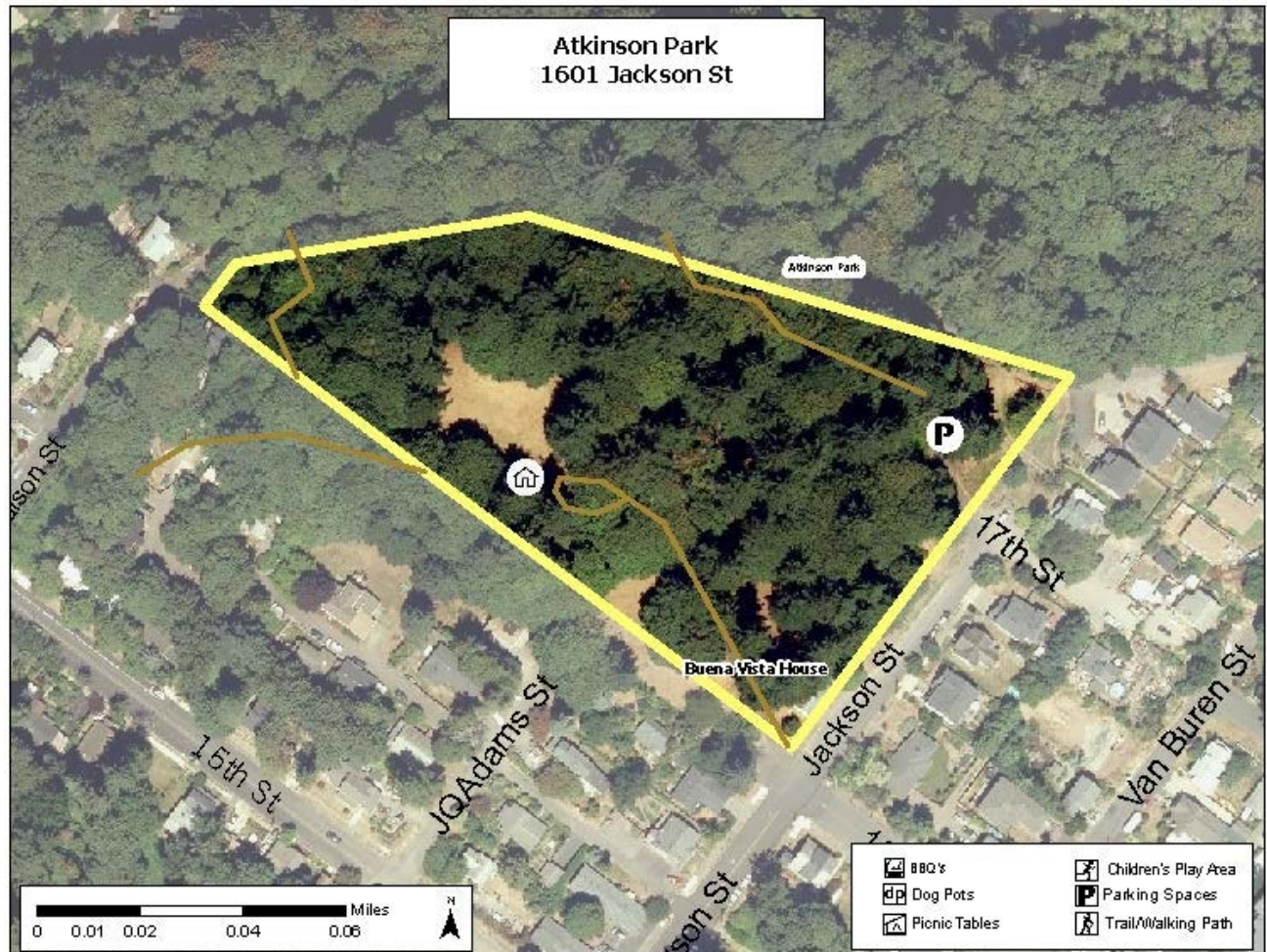
FORMER RESTROOM



18

BUILDING NOTICE

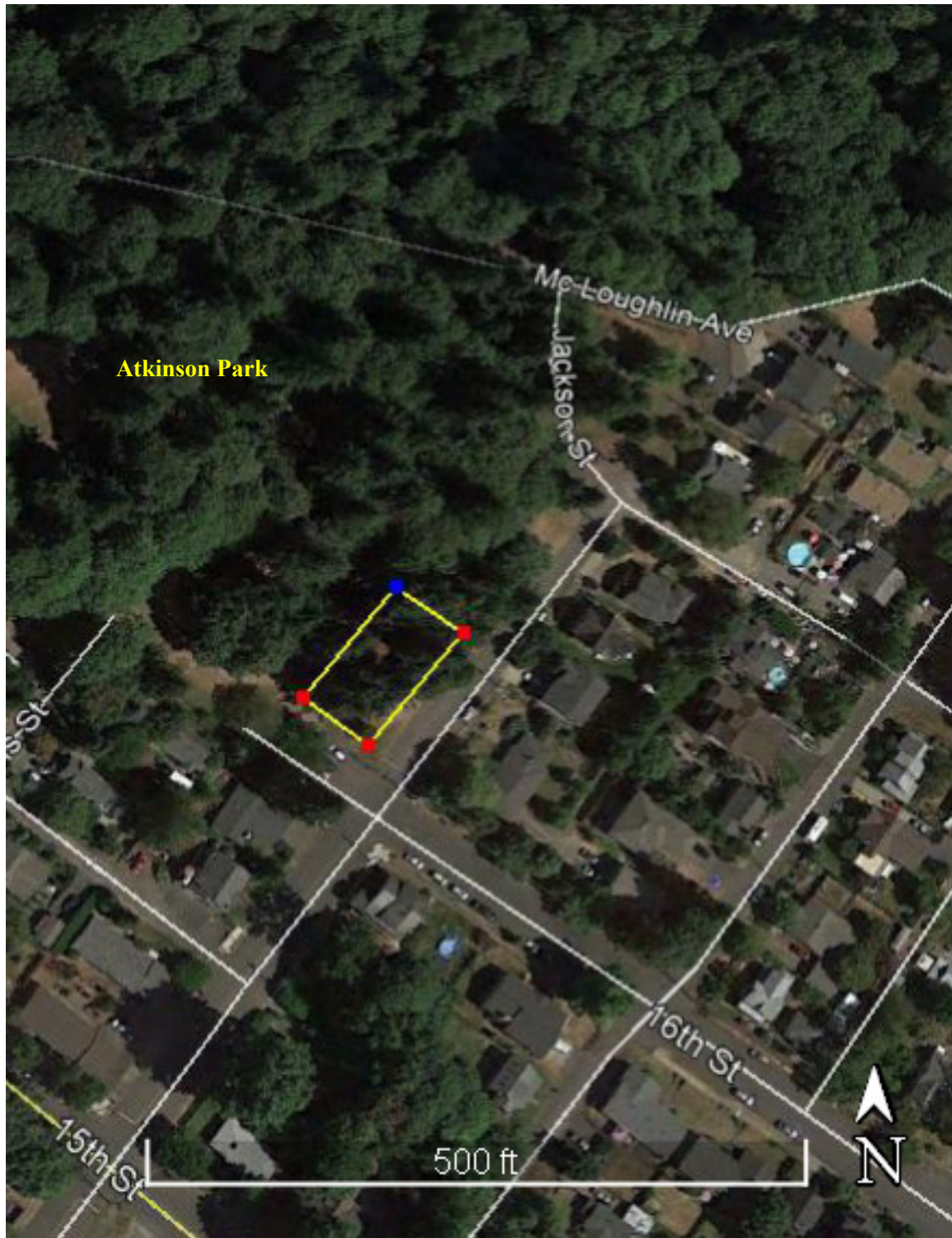
Site Plan



	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



 BUREAU VERITAS	Project Number	Project Name	 N
	148392.21R000-017.017	Buena Vista House-Closed (corner of Atkinson Park)	
	Source	On-Site Date	
	Google Earth	April 8, 2021	

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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 ?			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 ?			×	
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



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) ?	X			
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Abbreviated Accessibility Checklist

Playgrounds & 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 ?			✗	

Component Condition Report | Buena Vista House-Closed (corner of Atkinson Park)

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
2969465	Foundation System, Concrete or CMU Walls w/ Continuous Footings	Building exterior	75	74	1	140	LF	\$216.00	\$30,240		\$30,240																				\$30,240
2968642	Stairs, Wood, Exterior, Replace	Site	15	8	7	75	SF	\$62.00	\$4,650								\$4,650														\$4,650
2968640	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
2968652	Window, Wood, up to 15 SF, Replace	Building exterior	30	28	2	8	EA	\$1,430.00	\$11,440			\$11,440																			\$11,440
2968643	Exterior Door, Wood, Solid-Core, Replace	Building exterior	25	20	5	2	EA	\$1,260.00	\$2,520						\$2,520																\$2,520
2968650	Roofing, Asphalt Shingle, 30-Year Premium, Replace	Building exterior	30	15	15	1550	SF	\$9.90	\$15,345																\$15,345						\$15,345
2968647	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Building exterior	20	10	10	150	LF	\$11.70	\$1,755											\$1,755											\$1,755
2968648	Suspended Ceilings, Acoustical Tile (ACT), Replace	Club House	25	15	10	1200	SF	\$4.55	\$5,460											\$5,460											\$5,460
2968646	Wall Finishes, any surface, Prep & Paint	Club House	10	7	3	1200	SF	\$1.95	\$2,340				\$2,340									\$2,340									\$4,680
2968645	Flooring, Wood, Parquetry, Refinish	Club House	10	5	5	950	SF	\$5.20	\$4,940						\$4,940										\$4,940						\$9,880
2968655	Flooring, Vinyl Tile (VCT), Replace	Kitchen	15	12	3	150	SF	\$6.50	\$975				\$975															\$975			\$1,950
2968649	Furnace, Electric, Replace	Club House	20	17	3	1	EA	\$4,550.00	\$4,550				\$4,550																		\$4,550
2968656	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
2968644	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
2968654	Casework, Cabinetry, Hardwood Standard, Replace	Kitchen	20	10	10	12	LF	\$390.00	\$4,680											\$4,680											\$4,680
2968657	Sidewalk, Asphalt, Overlay	Site	25	22	3	300	SF	\$4.95	\$1,485				\$1,485																		\$1,485
2968658	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

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

City of Oregon City
625 Center Street
Oregon City, Oregon 97045
Kendall Reid



Canemah Children's Park
815 4th 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

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

1. Executive Summary

Park Overview and Assessment Details

General Information	
Property Type	Small neighborhood park
Main Address	815 4 th 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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orc.org
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 Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Park Findings and Deficiencies

Historical Summary

Canemah Children's Park is located at 815 4th 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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	-	\$15,200	\$25,600	\$50,400	\$319,700	\$410,900

Immediate Needs

Not applicable, no immediate needs identified.

Key Findings

Key Findings 0

No key findings for this set of locations.

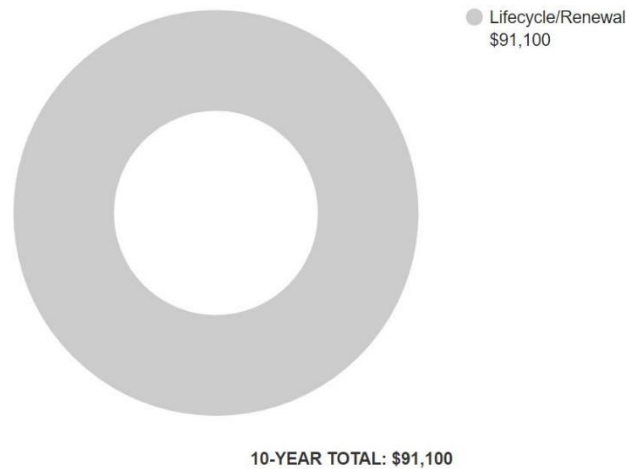
Plan Types

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

<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Signage	Property Sign	1 EA	Fair
Play Structures	Very small	4 EA	Good
Play Structures	Small	1 EA	Good
Play Structures	Medium	2 EA	Good
Play Structures	Swing set	1 EA	Fair
Sports Apparatus	Basketball pole and rim	4 EA	Fair
Bike Rack	Single loop	1 EA	Fair
Trash Receptacle	Medium-Duty, Metal	2 EA	Fair
Drinking Fountain	Metal Pedestal	1 EA	Fair

General Site Information	
Landscaping and Topography	Moderate landscaping features Irrigation present Low to moderate site slopes throughout
On-Site Vehicular Paving	Asphalt parking areas and drive lanes with concrete parking curbs
Pedestrian paving and Trails	Concrete sidewalks
On-Site Amenities	Basketball Court, metal fencing, retaining wall, picnic tables & benches
Ancillary Buildings	restroom structure and shed
Fields and Lots	Unimproved play fields, play surfaces and play structures
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 key issuers 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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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 4th 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:



Tammy Prusa,
Technical Report Reviewer for
James A. Cave,
Program Manager
Jim.Cave@bvna.com
800.733.0660 x6554



1	PROPERTY SIGN
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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

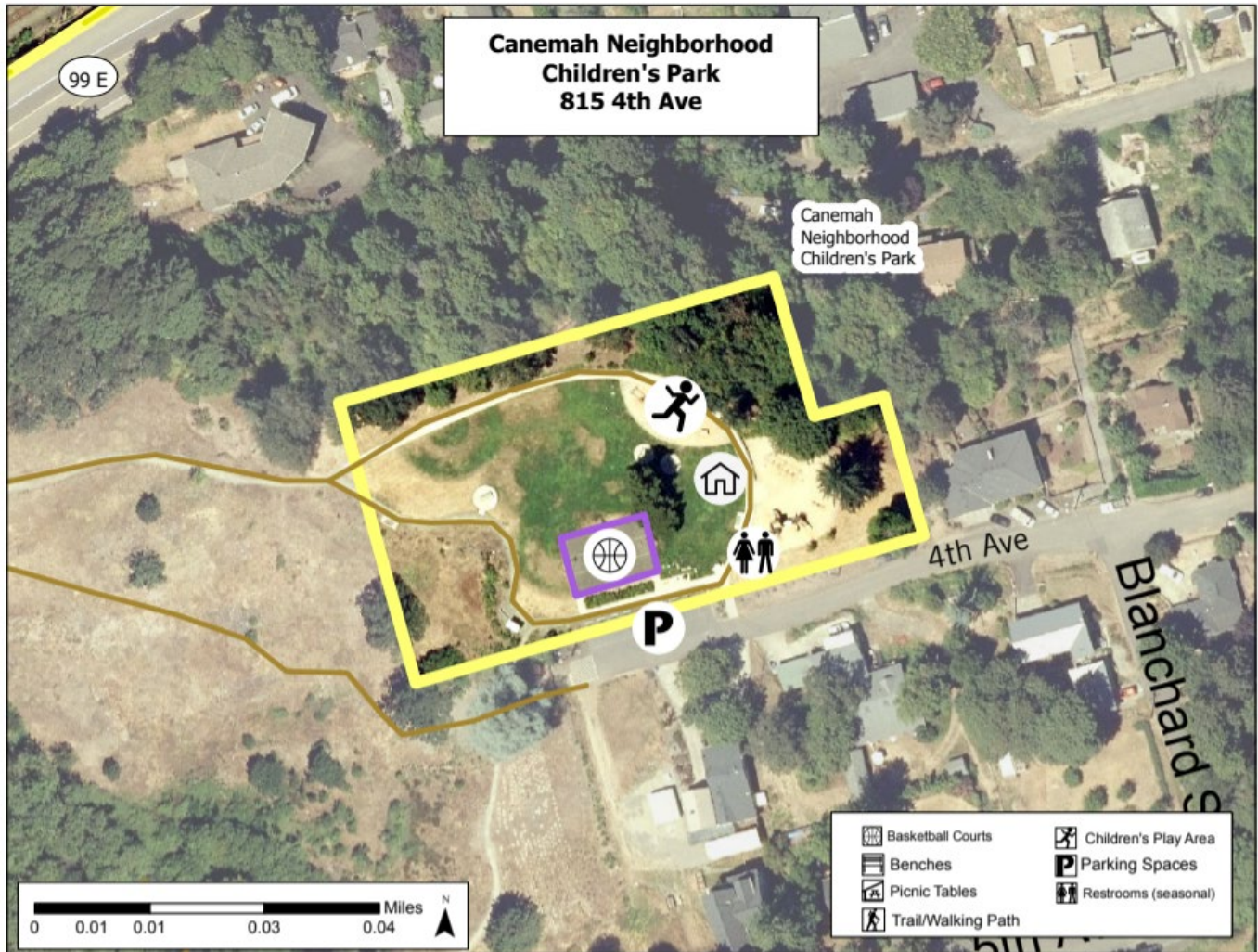
CONCRETE SIDEWALK



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	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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 ?			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 ?			×	
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) ?			✕	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & 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 | Canemah Children’s Park

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

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)	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	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	\$100,100
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
Owings Mills, Maryland 21117
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BV PROJECT #:

148392.21R000-020.0017

DATE OF REPORT:

July 15, 2021

ON SITE DATE:

March 7, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orcify.org
On-site Point of Contact (POC)	Jon Waverly
Assessment and Report Prepared By	Jonathan Levine Konnye Zavala
Reviewed By	Tammy Prusa, Technical Report Reviewer for Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$17,300	\$20,100	\$96,500	\$343,800	\$1,323,200	\$1,800,900

Immediate Needs

Facility/Building	Total Items	Total Cost
Chapin Park	1	\$6,800
Site	2	\$10,600
Total	3	\$17,400

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
Total (1 items)							\$6,800

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
Total (2 items)							\$10,600

Key Findings

☒ Include/Exclude 	Sidewalk in Poor condition. Concrete, Small Areas/Sections (Uniformat Code: G2030) Site Chapin Park Site Recommendation: Replace in 2021. Concrete sidewalk trip hazards found near park entrance due to cracked and uneven concrete pavement. AssetCalc ID: 2925441	Priority Score 94.9 Plan Type: Safety Cost Estimate: \$ 900 \$ \$ \$ \$
☒ Include/Exclude 	Sidewalk in Poor condition. Asphalt (Uniformat Code: G2030) Site Chapin Park Site Recommendation: Repair in 2022. Spalled asphalt sidewalk pavement near north end AssetCalc ID: 2925444	Priority Score 85.8 Plan Type: Performance/Integrity Cost Estimate: \$ 700 \$ \$ \$ \$
☒ Include/Exclude Backflow Preventer Wilkins 975 (Uniformat Code: D2010) Chapin Park In well bldg.- off Hein Street Recommendation: Replace in 2021. A backflow is recommended to be replaced. AssetCalc ID: 2948564		Priority Score 84.9 Plan Type: Performance/Integrity Cost Estimate: \$ 6,800 \$ \$ \$ \$
☒ Include/Exclude ADA Miscellaneous Level III Study, Includes Measurements (Uniformat Code: Y1090) Site Chapin Park Site Recommendation: Evaluate/Report in 2021. AssetCalc ID: 2949327		Priority Score 63.9 Plan Type: Accessibility Cost Estimate: \$ 9,800 \$ \$ \$ \$

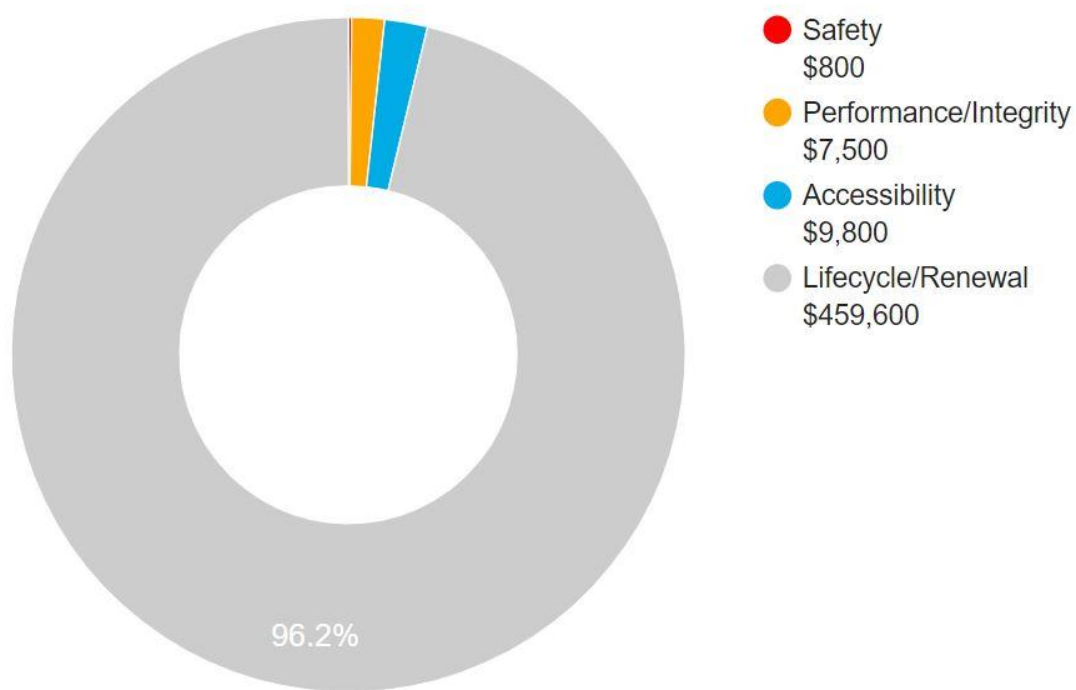
Plan Types

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

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)



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 Floors: Unfinished Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Good
HVAC	Exhaust fans	Good

Restroom Building: Systems Summary

Fire Suppression	No fire suppression present.	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: N/A	Good
Fire Alarm	No fire alarm present.	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Key Issues and Findings	The restroom lighting should have an upgrade to LED.	

Restroom Building: Systems Expenditure Forecast

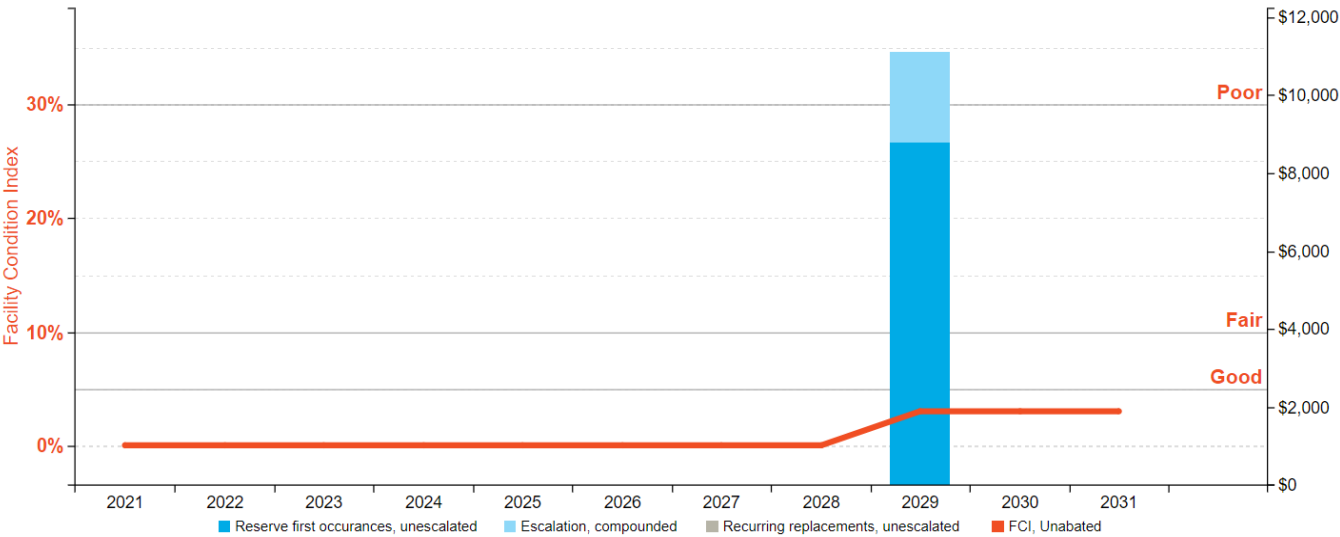
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$4,446	\$5,975	\$10,421
Roofing	-	-	-	-	\$2,390	\$2,390
Interiors	-	-	-	\$6,669	\$15,601	\$22,270
Plumbing	-	-	-	-	\$32,024	\$32,024
HVAC	-	-	-	-	\$3,609	\$3,609
Electrical	-	-	-	-	\$11,951	\$11,951
Site Utilities	-	-	-	-	\$6,196	\$6,196
TOTALS	-	-	-	\$11,200	\$77,800	\$89,000

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 Floors: Unfinished Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	No plumbing present.	--
HVAC	No HVAC present.	--

Concession Stand: Systems Summary

Fire Suppression	No fire suppression present.	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: N/A	Fair
Fire Alarm	No fire alarm present.	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Key Issues and Findings	No key issues were observed	

Concession Stand: Systems Expenditure Forecast

System Expenditure Forecast

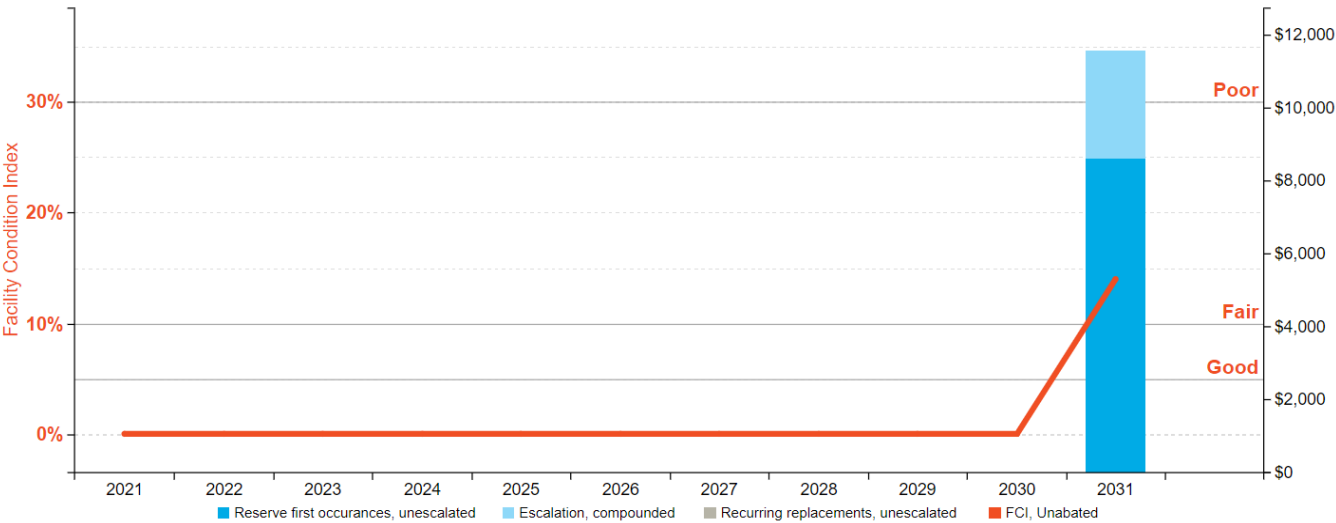
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$5,590	\$8,093	\$13,683
Roofing	-	-	-	\$5,975	-	\$5,975
TOTALS	-	-	-	\$11,600	\$8,100	\$19,700

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 Floors: Unfinished Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	No plumbing present.	--
HVAC	Central System with baseboard heaters	Fair

Pump House: Systems Summary

Fire Suppression	No fire suppression present.	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8Emergency: N/A	Fair
Fire Alarm	No fire alarm present.	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Key Issues and Findings	No key issues were found at this time.	

Pump House: Systems Expenditure Forecast

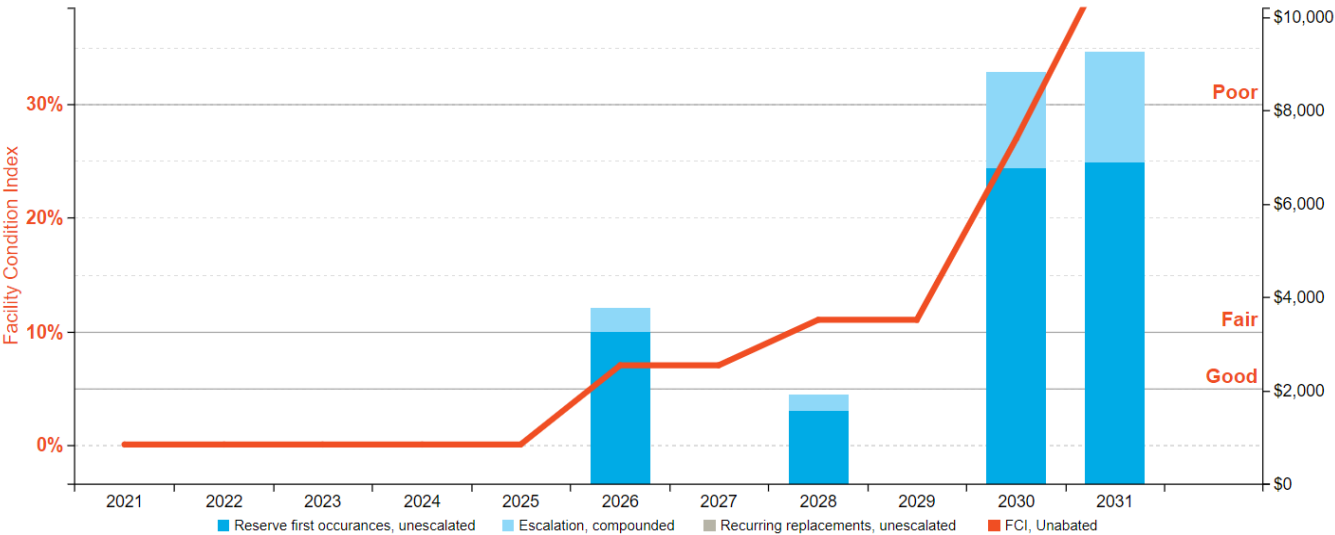
System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$1,918	\$2,578	\$4,496
Roofing	-	-	-	-	-	-
Plumbing	-	-	-	\$8,820	\$14,322	\$23,142
HVAC	-	-	-	-	-	-
Electrical	-	-	\$3,767	\$9,259	-	\$13,026
TOTALS	-	-	\$3,800	\$20,000	\$16,900	\$40,700

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			
Drinking Fountain	Drinking Fountain	2 EA	Fair
Bleachers	Fixed Steel Frame	20 EA	Fair
Play Structure	Swing Set, 4 seats	1 EA	Fair
Trash Receptacle	Medium Duty	4 EA	Fair
Bench	Wood	14 EA	Fair
Sports Apparatus	Soccer Goal	2 EA	Fair
Landscaping and Topography	No significant landscaping features. Irrigation present Low to moderate site slopes throughout		
On-Site Vehicular Paving	Asphalt parking areas and drive lanes		
Pedestrian paving and Trails	Concrete sidewalks, asphalt sidewalk		
On-Site Amenities	Chain link fencing		
Ancillary Buildings	Shaded Structure/Gazebo		
Fields and Lots	Baseball fields with natural turf, dugouts, play surfaces, play structure		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
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	Some sidewalks throughout the site are recommended to be replaced.		

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Roofing	-	-	-	-	\$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
TOTALS	\$10,600	\$20,100	\$92,800	\$301,100	\$1,221,400	\$1,646,000

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



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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.

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1

RESTROOM OVERVIEW



2

CONCESSION STAND OVERVIEW

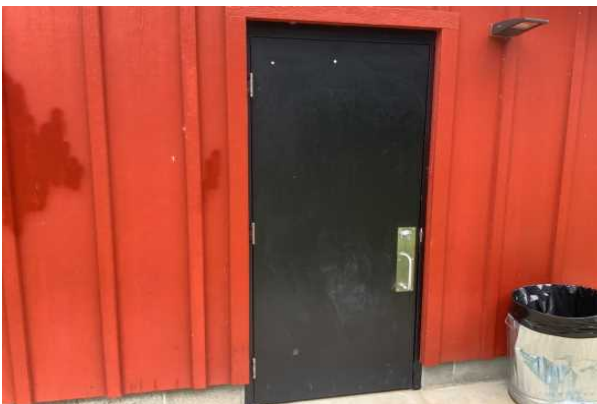


3

PUMP HOUSE OVERVIEW



4

CONCESSION STAND EXTERIOR
DOOR, STEEL

5

RESTROOM EXTERIOR DOOR,
STEEL

6

OVERHEAD/DOCK DOOR,
ALUMINUM



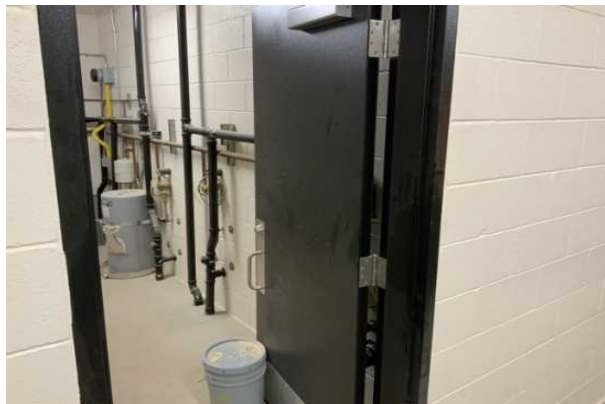
7	RESTROOM ROOFING, METAL
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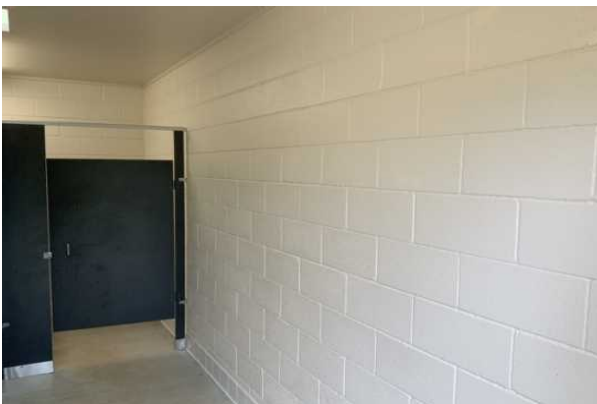
8	PUMP HOUSE ROOFING, METAL
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9	ROOFING, ASPHALT SHINGLE
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10	INTERIOR DOOR, STEEL
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11	WALL FINISHES
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12	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

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-020.017	Chapin Park	
	Source	On-Site Date	
	Google	March 10, 2021	

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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

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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Campus Parking				☒
General Exterior Route		Path: parking to park		☐
Site Restrooms				☒
Playgrounds & Pools		Swings and west playground		☐
Site Amenities				☒

*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 - ACCESSIBLE PARKING STALL



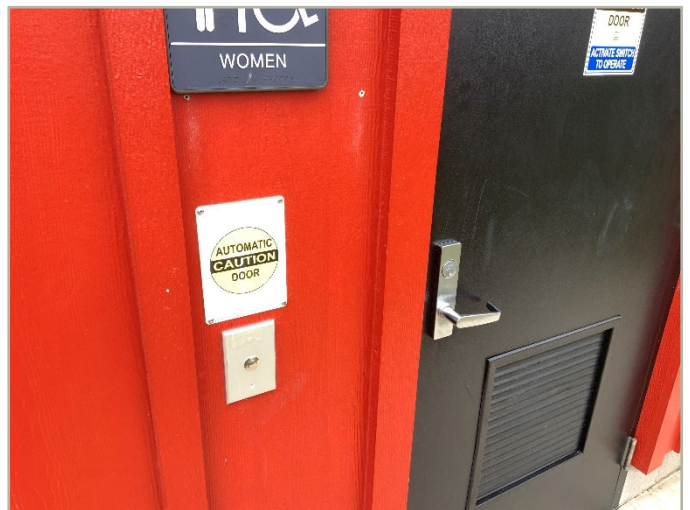
3 - PATH OF TRAVEL FROM ADA PARKING TO PARK



4 - CURB CUT



5 - RESTROOM ENTRANCE



6 - ENTRANCE DOOR HARDWARE

Site Accessibility: Photographic Overview



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 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 (<i>ADA study recommended</i>)	Moderate Issues (<i>ADA study recommended</i>)	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations - Maneuvering door clearance areas with excessive slopes	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door-knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

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	2925442
D2010	Restrooms	Good	Urinal, Standard	2	28	2925463

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	2925425
G2020	Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	31,200 SF	12	2925424

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	2948564

Replacement Reserves Report

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)	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	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	
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
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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	2925434	Roofing, Metal, Replace	40	20	20	1300	SF	\$16.90	\$21,970																				\$21,970	\$21,970	
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.

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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

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BV PROJECT #:

148392.21R000-021.017

DATE OF REPORT:

July 15, 2021

ON SITE DATE:

March 17, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 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. Boat Launch: 60 total spaces all in open lots; 2 of which are accessible. RV Park: 27 total spaces all in open lots
Date(s) of Visit	March 17, 2021
Management Point of Contact	Denise Conrad Asst. Parks and Recreation Director 503.496.1565 dconrad@orccity.org
On-site Point of Contact (POC)	Jon Waverly, Facilities Maintenance Specialist 503.519.0377 jwaverly@orccity.org
Assessment and Report Prepared By	Konnye Zavala
Reviewed By	Tammy Prusa, Technical Report Reviewer for Jim Cave Program Manager Jim.cave@bvna.com 800.733.0660 x6654
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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
Total	3	\$42,300

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
Total (3 items)							\$42,300

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

Unifomat Code: G2021
Recommendation: **Seal & Stripe in 2022**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$32,800

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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

Unifomat 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

Unifomat 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

Unifomat 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 StationPriority Score: **54.0**Permanent, w/ Plumbing (per Fixture)
Restroom Clackamette ParkPlan Type:
Modernization/Adaptation

Unifomat Code: F1024

Cost Estimate: \$292,500

Recommendation: **Replace in 2056****\$\$\$\$**

POC reports that existing restroom inadequate for property demands and that a new restroom building required. Allowance cost provided by management - AssetCALC ID: 3147551



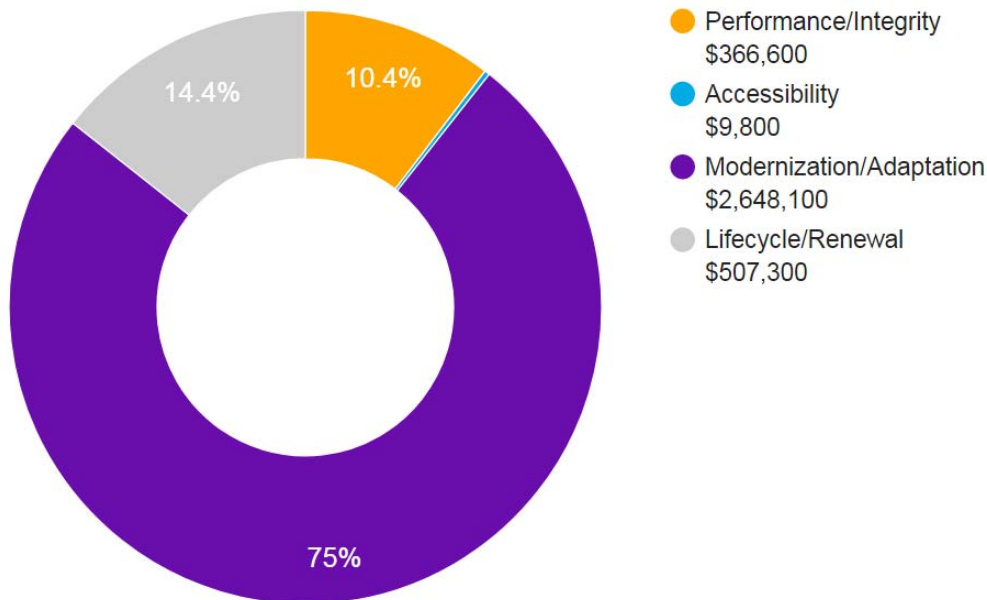
Plan Types

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

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)



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	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Floors: Painted concrete Ceilings: Wood paneling	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas water heaters 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 Interior Lighting: T-8 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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	-	-	\$3,800	\$6,900	\$142,200	\$152,900

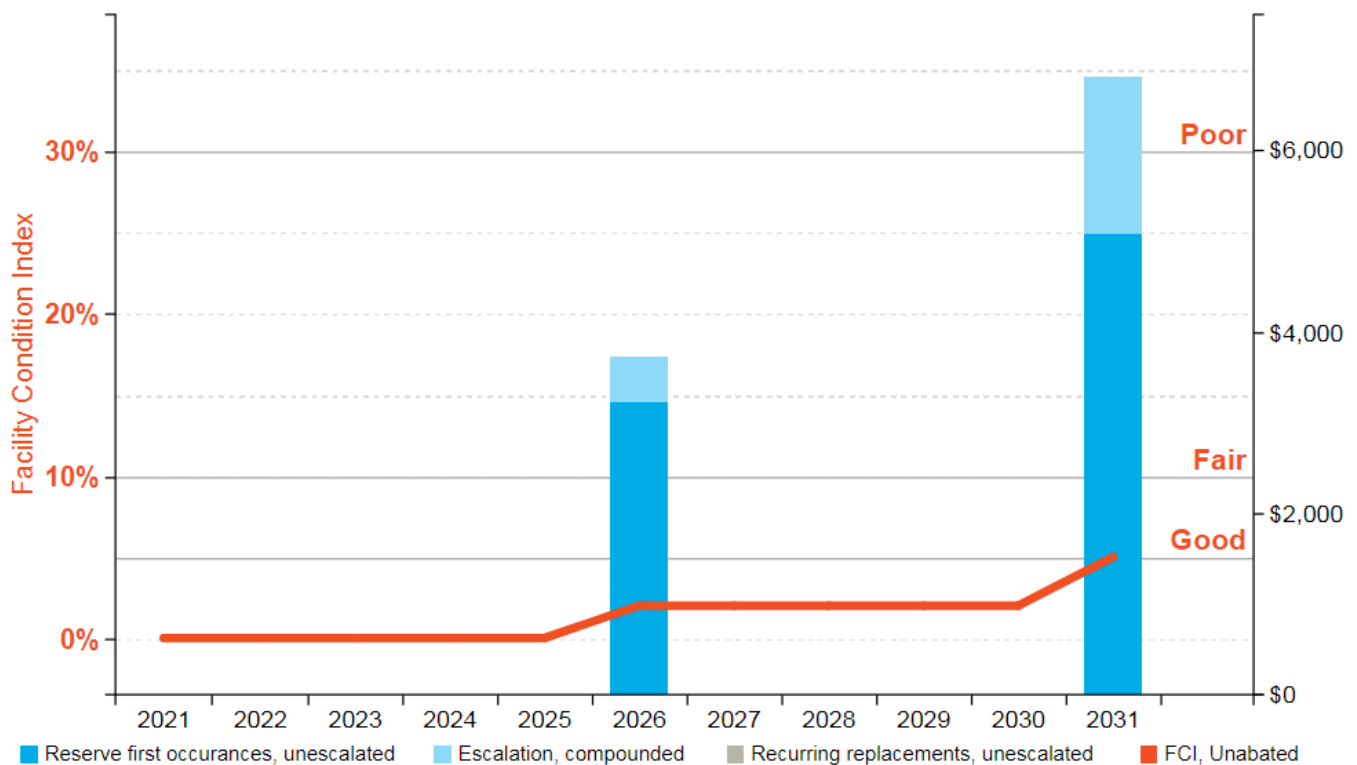
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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		
<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	-	-	\$119,400	\$170,300	\$217,000	\$506,700

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

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
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
TOTALS	-	\$1,413,000	\$9,500	\$60,100	\$588,900	\$2,071,500

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

<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
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 Irrigation present 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

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	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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$42,300	\$1,491,700	\$15,100	\$200,100	\$1,256,300	\$3,005,500

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

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



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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,
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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

Site Plan



	Project Number	Project Name	
	148392.21R000-021.017	Clackamette Park 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 1994	Renovated 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 backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup 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?		✗			

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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route		Sidewalk has tripping hazards throughout		
Building Entrances	NA			
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms				✗
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools				✗
Other	NA			

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

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
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
Roofing						
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
Interiors						
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
Plumbing						
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
Electrical						
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	ID
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	ID
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	2931725

Component Condition Report | Clackamette Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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
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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	2931708

Component Condition Report | Clackamette Park / Boat Ramp

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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	Boat 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
2938924		Backflow Preventer, Domestic Water, Various Sizes, Replace	Multiple Locations	30	30	0	5	EA	\$4,160.00	\$20,800	\$20,800																					\$20,800
2931738		Drinking Fountain, Wall-Mounted, Single-Level, Replace	Main Park	15	8	7	1	EA	\$1,560.00	\$1,560								\$1,560														\$1,560
2931726		Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	Main Park	25	10	15	50	EA	\$156.00	\$7,800																\$7,800						\$7,800
2931732		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
2931697		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
2931700		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
2931722		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
2931723		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
2931741		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
2931728		Parking Lots, Pavement, Asphalt, Mill & Overlay	Main Park	25	10	15	15000	SF	\$4.55	\$68,250																\$68,250						\$68,250
2931712		Parking Lots, Pavement, Asphalt, Mill & Overlay	Front parking lot overflow	25	10	15	20000	SF	\$4.55	\$91,000																\$91,000						\$91,000
2931696		Sidewalk, Asphalt, Replace	Main Park	25	23	2	28000	SF	\$7.15	\$200,200			\$200,200																			\$200,200
2931729		Sidewalk, Concrete, Small Areas/Sections, Replace	Main Park	50	30	20	650	SF	\$26.00	\$16,900																				\$16,900		\$16,900
2931735		Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	Main Park	30	15	15	8000	SF	\$58.50	\$468,000																\$468,000						\$468,000
3147553		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
2931701		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
2931718		Play Structure, Swing Set, 4 Seats, Replace	Main Park	20	10	10	1	EA	\$3,250.00	\$3,250												\$3,250										\$3,250
2931734		Park Bench, Metal Powder-Coated, Replace	Main Park	20	10	10	10	EA	\$910.00	\$9,100												\$9,100										\$9,100
2931710		Trash Receptacle, Medium-Duty Metal or Precast, Replace	Main Park	20	10	10	4	EA	\$1,105.00	\$4,420												\$4,420										\$4,420
2931698		Fences & Gates, Fence, Chain Link 4', Replace	Main Park	40	30	10	200	LF	\$23.40	\$4,680												\$4,680										\$4,680
2931714		Picnic Table, Wood/Composite/Fiberglass, Replace	Main Park	20	10	10	21	EA	\$1,105.00	\$23,205												\$23,205										\$23,205
2931707		Fences & Gates, Fence, Wrought Iron 4', Replace	Main Park	50	30	20	140	LF	\$52.00	\$7,280																				\$7,280		\$7,280
2931699		Signage, Property, Building or Pole-Mounted, Replace/Install	Main Park	20	10	10	1	EA	\$1,950.00	\$1,950												\$1,950										\$1,950
2931725		Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	Main Park	20	10	10	4	EA	\$910.00	\$3,640												\$3,640										\$3,640
2931720		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
2931706		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

2939411		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			
2931708	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			
2931733	Boat Ramp	Parking Lots, Pavement, Asphalt, Mill & Overlay	Boat Drop-Off	25	10	15	56000	SF	\$4.55	\$254,800														\$254,800					\$254,800			
2931719	Boat Ramp	Sidewalk, Concrete, Small Areas/Sections, Replace	Boat Drop-Off	50	30	20	2000	SF	\$26.00	\$52,000																	\$52,000	\$52,000				
2931731	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			
3147552	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			
2931702	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			
2931694	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				
2931709	Restroom	Exterior Door, Steel, Standard, Replace	Main Park Restroom	40	20	20	3	EA	\$780.00	\$2,340																	\$2,340	\$2,340				
2931925	Restroom	Roofing, Metal, Replace	Main Park Restroom	40	20	20	800	SF	\$16.90	\$13,520																	\$13,520	\$13,520				
2931716	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			
2931742	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			
2931736	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			
2931695	Restroom	Ceiling Finishes, Wood Paneling, Replace	Main Park Restroom	30	15	15	650	SF	\$18.20	\$11,830														\$11,830					\$11,830			
2931740	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				
2931743	Restroom	Urinal, Standard, Replace	Main Park Restroom	30	15	15	1	EA	\$1,430.00	\$1,430														\$1,430					\$1,430			
2931739	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			
2931705	Restroom	Toilet, Commercial Water Closet, Replace	Main Park Restroom	30	15	15	3	EA	\$1,690.00	\$5,070														\$5,070					\$5,070			
2931737	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				
2931724	Restroom	Distribution Panel, 120/208 V, Replace	Main Park Restroom	30	10	20	1	EA	\$2,600.00	\$2,600																	\$2,600	\$2,600				
2931703	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			
2931711	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			
2931715	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			
2931713	RV Park	Sidewalk, Asphalt, Overlay	RV Park	25	10	15	7000	SF	\$1.95	\$13,650														\$13,650					\$13,650			
2931704	RV Park	Picnic Table, Metal Powder-Coated, Replace	RV Park	20	10	10	1	EA	\$1,105.00	\$1,105								\$1,105											\$1,105			
2931727	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

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

City of Oregon City
625 Center Street
Oregon City, Oregon 97045
Kendall Reid

PREPARED BY:

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BV PROJECT #:

148392.21R000-022.017

DATE OF REPORT:

July 15, 2021

ON SITE DATE:

July 12, 2021



Clackamette Cove Trail and River Access Trail
Main Street to Washington Street
Oregon City, Oregon 97045

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orccity.org
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, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$13,200	\$185,800	\$96,000	\$388,900	\$1,389,000	\$2,072,900

Immediate Needs

Facility/Building	Total Items	Total Cost
Clackamette Cove Trail & River Access Trail	1	\$2,600
Total	1	\$2,600

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
Total (1 items)							\$2,600



Key Findings

☒ Include/Exclude 	Sidewalk in Poor condition. Concrete, Large Areas (Uniformat Code: G2030) Clackamette Cove Trail & River Access Trail Site Recommendation: Replace in 2023. Sidewalk is cracked. AssetCalc ID: 2931784	Priority Score 85.7 Plan Type: Performance/Integrity Cost Estimate: \$ 3,500 \$\$\$\$
☒ Include/Exclude 	Parking Lots in Poor condition. Pavement, Asphalt (Uniformat Code: G2020) Clackamette Cove Trail & River Access Trail Main Street Recommendation: Seal & Stripe in 2022. Seal and stripe is not visible. There is no ADA Parking for the trail. AssetCalc ID: 2931780	Priority Score 84.8 Plan Type: Performance/Integrity Cost Estimate: \$ 17,600 \$\$\$\$
☒ Include/Exclude 	Parking Lots in Poor condition. Pavement, Asphalt (Uniformat Code: G2020) Clackamette Cove Trail & River Access Trail Main Street Recommendation: Mill & Overlay in 2022. Significant cracking, pot holes, and ponding throughout the parking lot. AssetCalc ID: 2931781	Priority Score 84.8 Plan Type: Performance/Integrity Cost Estimate: \$ 136,500 \$\$\$\$
☒ Include/Exclude 	Trail in Poor condition. Asphalt (Uniformat Code: G2050) Clackamette Cove Trail & River Access Trail Site Recommendation: Replace in 2022. Cracking due to tree roots, recommended to replace. AssetCalc ID: 2931787	Priority Score 83.8 Plan Type: Performance/Integrity Cost Estimate: \$ 100 \$\$\$\$
☒ Include/Exclude  no image available	ADA Parking Designated Stall, Pavement Markings & Signage (Uniformat Code: Y1010) Clackamette Cove Trail & River Access Trail Recommendation: Install in 2021. There is no ADA Parking stripe, stall, and signage at the trail, recommended to install. AssetCalc ID: 2945566	Priority Score 63.9 Plan Type: Accessibility Cost Estimate: \$ 2,600 \$\$\$\$

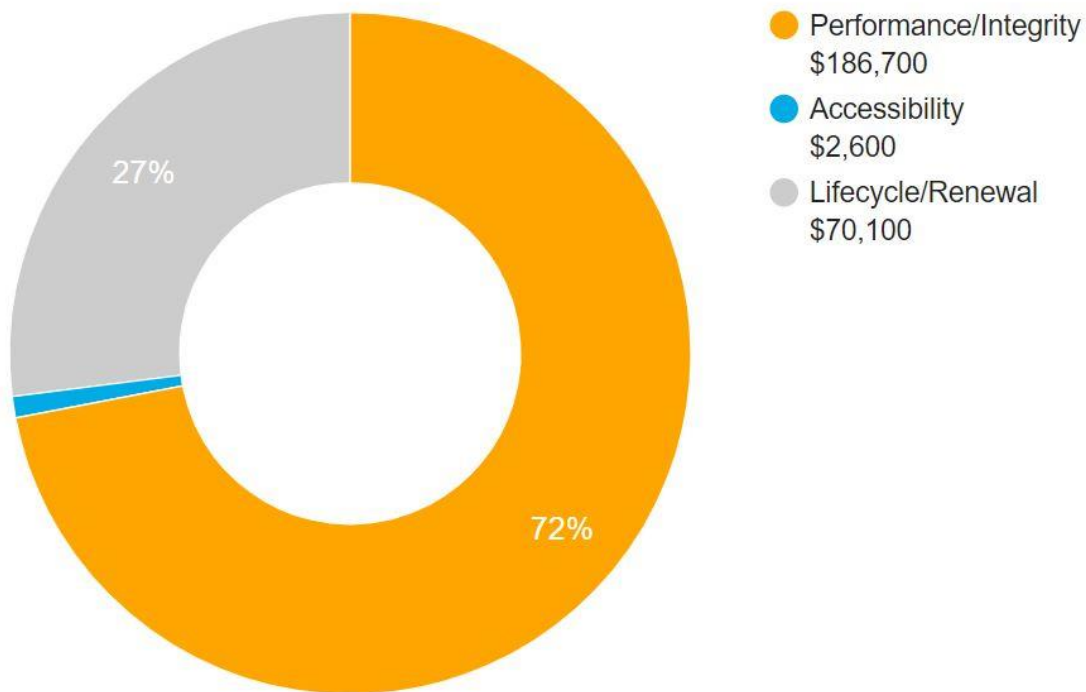
Plan Types

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)



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. Irrigation present Low to moderate site slopes throughout		
On-Site Vehicular Paving	Asphalt parking areas and drive lanes		

General Site Information

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



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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:



Tammy Prusa,
Technical Report Reviewer for
James A. Cave,
Program Manager
Jim.cave@bvna.com
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
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8	SIDEWALK, CONCRETE, LARGE AREA
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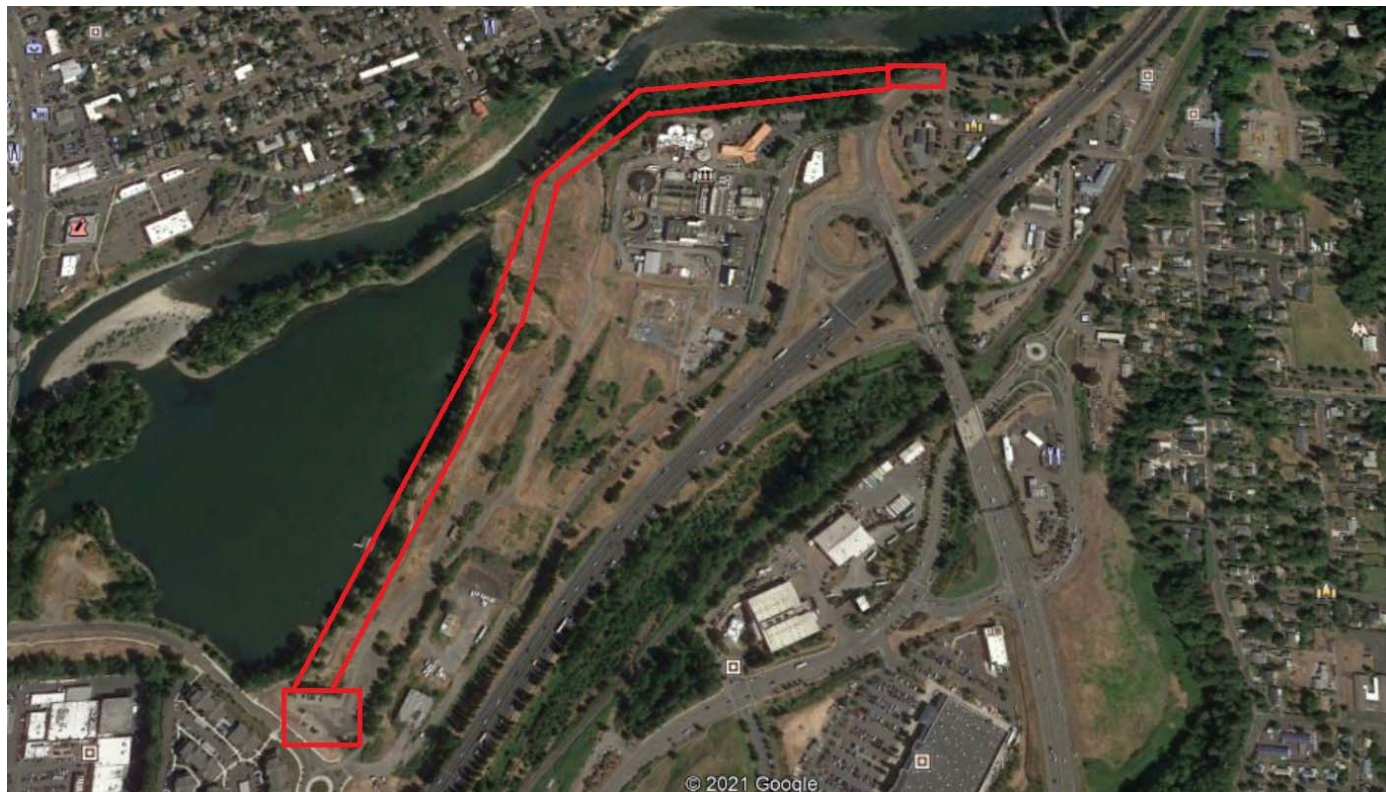


9	TRAIL SURFACE, ASPHALT
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10	PARK BENCH
----	------------

Site Plan



**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 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 backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				×	
8	Are there any wall, window, basement or roof leaks?				×	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				×	
10	Are your elevators unreliable, with frequent service calls?				×	
11	Are there any plumbing leaks, water pressure, or clogging/backup 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?		✗		
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 Cove Trail & River Access Trail: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			No ADA Parking Spaces	
Exterior Accessible Route			Mill and overlay recommend for trail in some areas.	
Building Entrances	NA			
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms	NA			
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

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

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

Component Condition Report | Clackamette Cove Trail & River Access Trail

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

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

Unifor	mat 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	\$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	\$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.

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

City of Oregon City
625 Center Street
Oregon City, Oregon 97045
Kendall Reid

PREPARED BY:

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BV PROJECT #:

148392.21R000-023.017

DATE OF REPORT:

July 15, 2021

ON SITE DATE:

March 19, 2021



DC Latourette Park
902 11th Street
Oregon City, Oregon 97045

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

1. Executive Summary

Park Overview and Assessment Details

General Information	
Property Type	Community park
Main Address	902 11 th Street, Oregon City, Oregon 97045
Site Developed	1936 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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orc.org
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 Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Site Pavement	-	-	-	-	\$21,131	\$21,131
Site Development	-	-	\$2,841	\$47,639	\$158,072	\$208,552
TOTALS	-	-	\$2,900	\$47,700	\$179,300	\$229,900

Immediate Needs

Not applicable, no immediate needs identified.

Key Findings

Not applicable, no key findings identified.

Plan Types

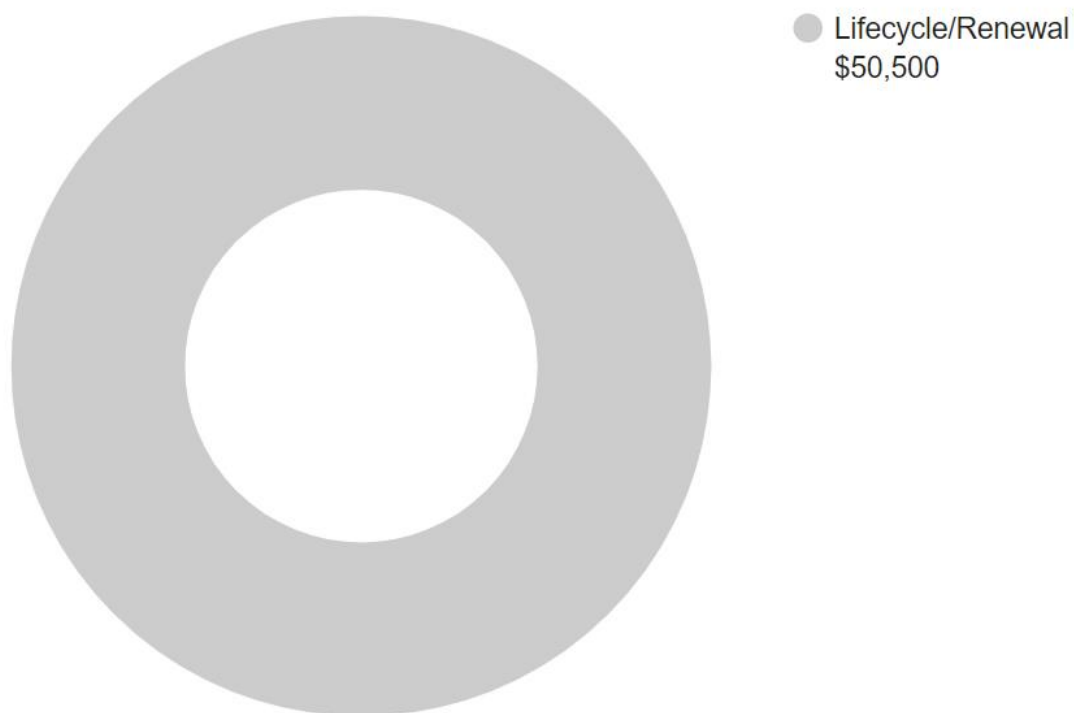
Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically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

Plan Type Descriptions

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)



10-YEAR TOTAL: \$50,500

2. General Park Summary



General Site Information			
<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Sidewalk	Concrete	100 SF	Excellent
Athletic Surface	Basketball Court	7,500 SF	Excellent
Sidewalk	Asphalt	1,000 SF	Excellent
Play Surface	Chips, Wood	1,000 SF	Excellent
Stairs	Concrete	100 SF	Fair
Park Bench	Wood	5 EA	Excellent
Sports Apparatus	Basketball Backboards	2 EA	Excellent
Fences	Chain Link	800 LF	Fair
Play Structure	Medium	1 EA	Excellent
Playfield Surface	Wood Chip	1,000 SF	Excellent

General Site Information			
Sidewalk	Concrete	1,000 SF	Fair
Park Bench	Wood	1 EA	Fair
Landscaping and Topography	No significant landscaping features. No water or Irrigation present Low to moderate site slopes throughout		
On-Site Vehicular Paving	N/A		
Pedestrian paving and Trails	Concrete sidewalks		
On-Site Amenities	Chain link fencing		
Ancillary Buildings	N/A		
Fields and Lots	Baseball courts, play surfaces, play structure		
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 key issues were found.		



3. Property Space Use and Observed Areas

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



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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:



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

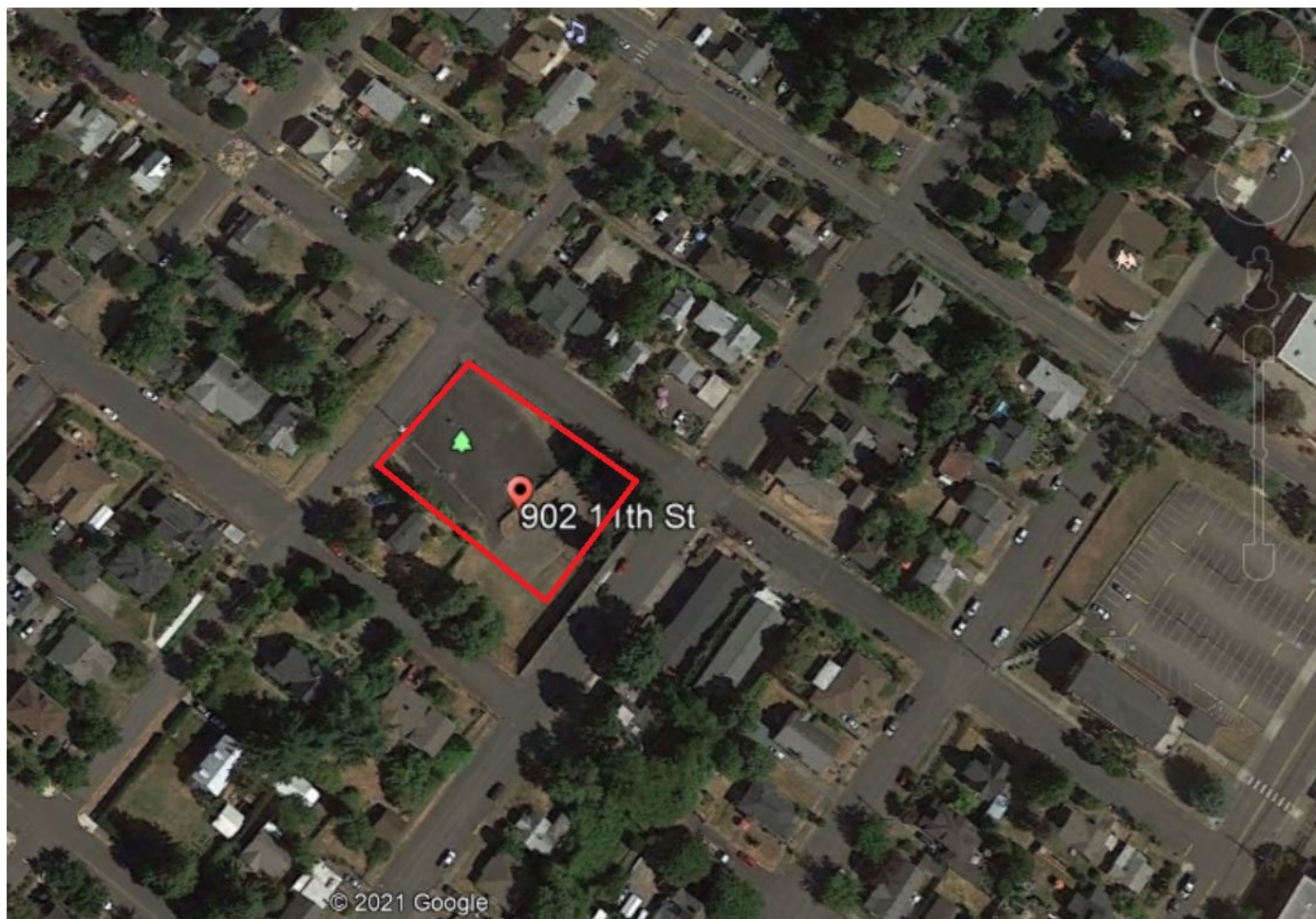
PARK BENCH, WOOD



12

PARK OVERVIEW

Site Plan



 BUREAU VERITAS	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 1936	Renovated 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 backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				×	
8	Are there any wall, window, basement or roof leaks?				×	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				×	
10	Are your elevators unreliable, with frequent service calls?				×	
11	Are there any plumbing leaks, water pressure, or clogging/backup 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	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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						

Component Condition Report | DC Latourette Park

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)	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	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.																																

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 503.496.1565 dconrad@orc.org
On-site Point of Contact (POC)	Anne Crandall
Assessment and Report Prepared By	Jonathan Levine
Reviewed By	James Bryant Program Manager Jamie.Bryant@bvna.com 800.733.0660 x6233
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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	
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.

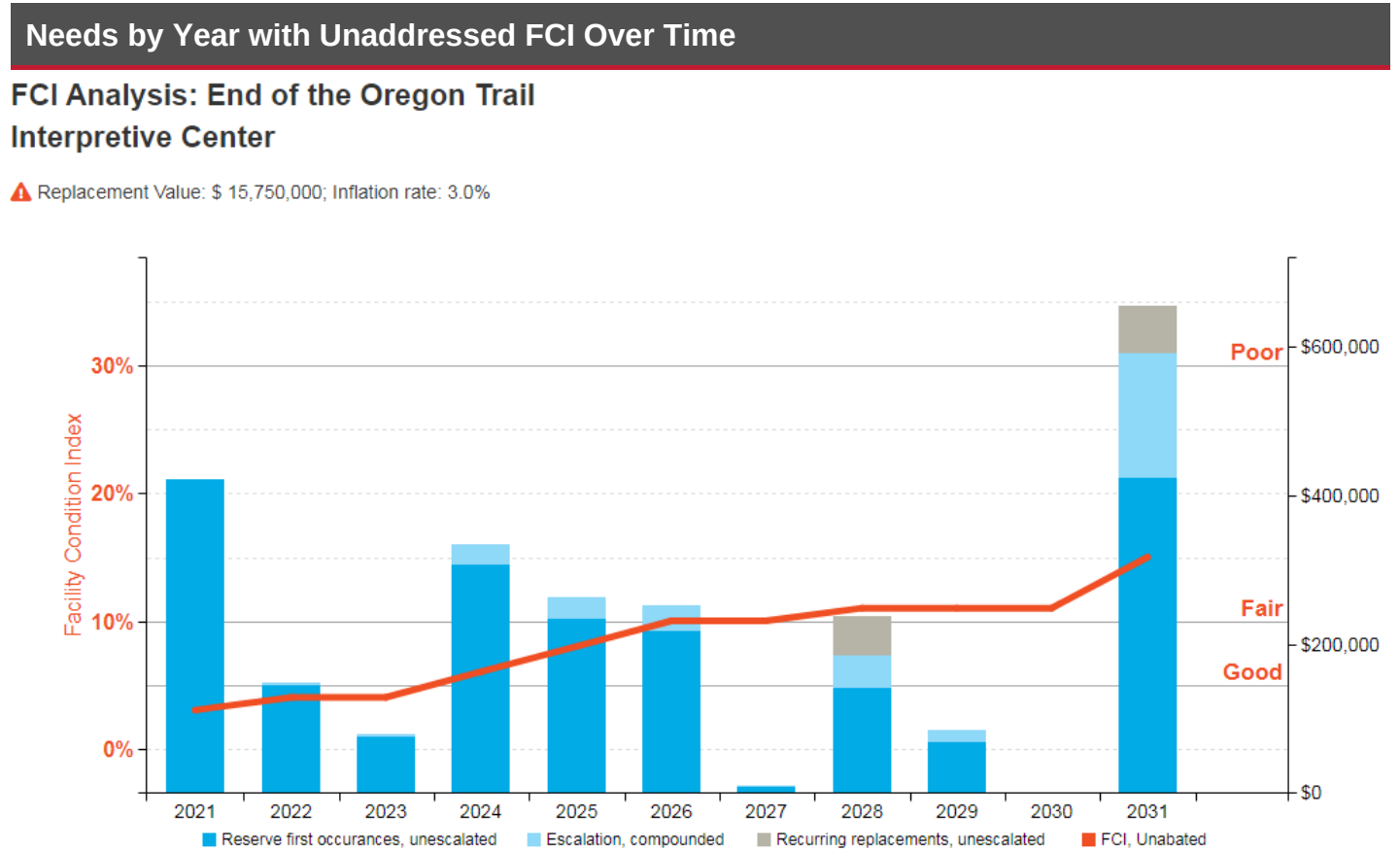
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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 End of the Oregon Trail Interpretive Center (1994)			
<i>Replacement Value</i> \$ 8,289,000	<i>Total SF</i> 33,700	<i>Cost/SF</i> \$	
Current FCI	\$ 421,000		5.1 %
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.



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
Total	9	\$421,100

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
Total (1 items)							\$26,000

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
Total (4 items)							\$42,600

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
Total (3 items)							\$350,500

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
Total (1 items)							\$2,000



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**

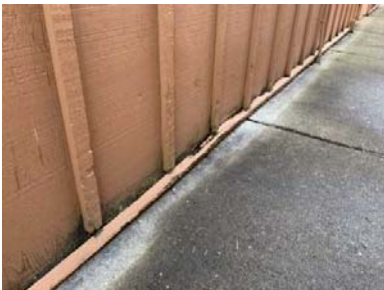
Priority Score: **89.7**

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

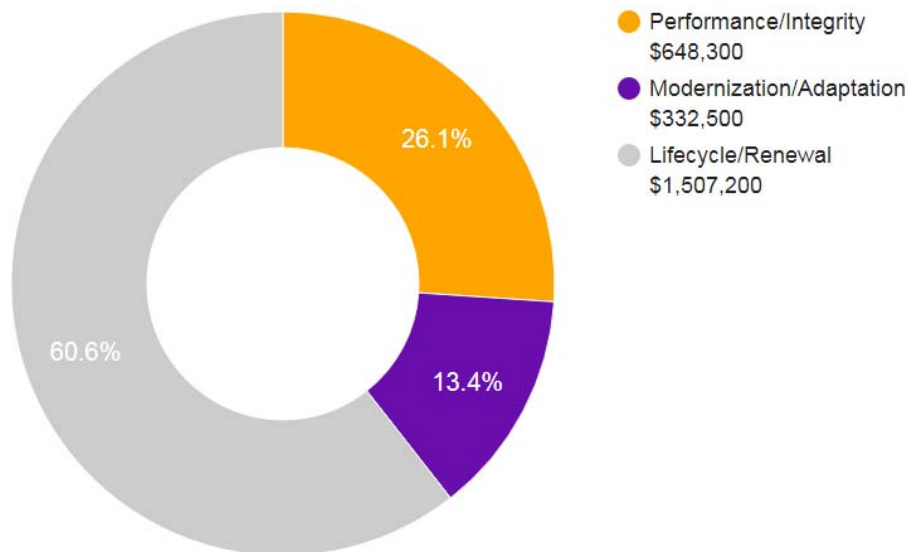
Plan Types

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

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,488,000



2. Interpretive Center (Wagons 1-3)



Interpretive Center (Wagons 1-3): Systems Summary

Address	1726 Washington Street; Oregon City, Oregon	
Constructed/Renovated	1994	
Building Size	9,300 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood frame structure with wood and steel framed roofs	Good
Façade	Painted wood with wood windows	Poor
Roof	Primary: Flat construction with unknown finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, acoustical carpeting, unfinished Floors: Wood strip, carpet, VCT, vinyl sheeting Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Electric water heater	Fair
HVAC	Individual packaged units Supplemental components: split systems	Fair

Interpretive Center (Wagons 1-3): Systems Summary

Fire Suppression	Dry-pipe sprinkler system; fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: LED, CFL Emergency: UPS	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$350,500	-	\$408,700	\$220,700	\$1,655,100	\$2,635,000

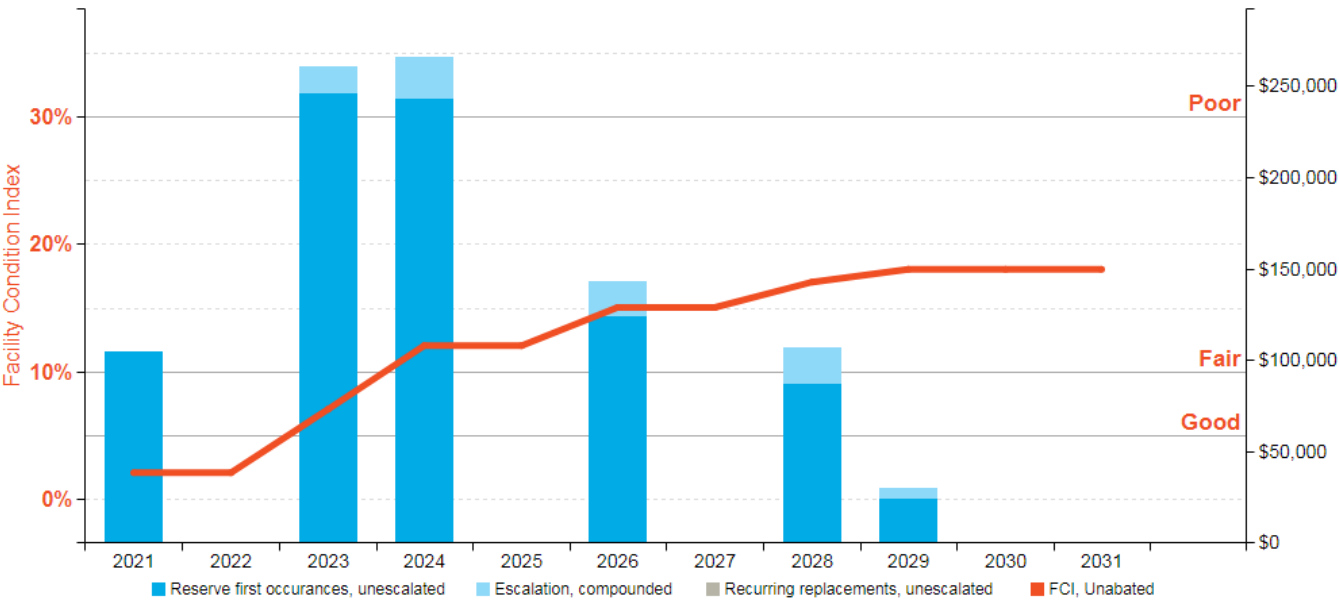


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Wood and steel frame structure	Good
Façade	Wood with wood windows	Fair
Roof	Primary: Hip construction with asphalt shingles Secondary: Hip construction with metal finish Tertiary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, unfinished/exposed Floors: Wood, vinyl sheeting Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Electric water heater Toilet and sink in restroom	Fair
HVAC	Individual packaged unit	Good

Visitor's Center: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel Interior Lighting: LED, CFL	Fair
Fire Alarm	Back-up emergency lights and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire alarm system, building lacks fire sprinkler suppression system	

Visitor's Center: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$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
TOTALS	-	-	\$87,900	\$82,700	\$353,800	\$524,400

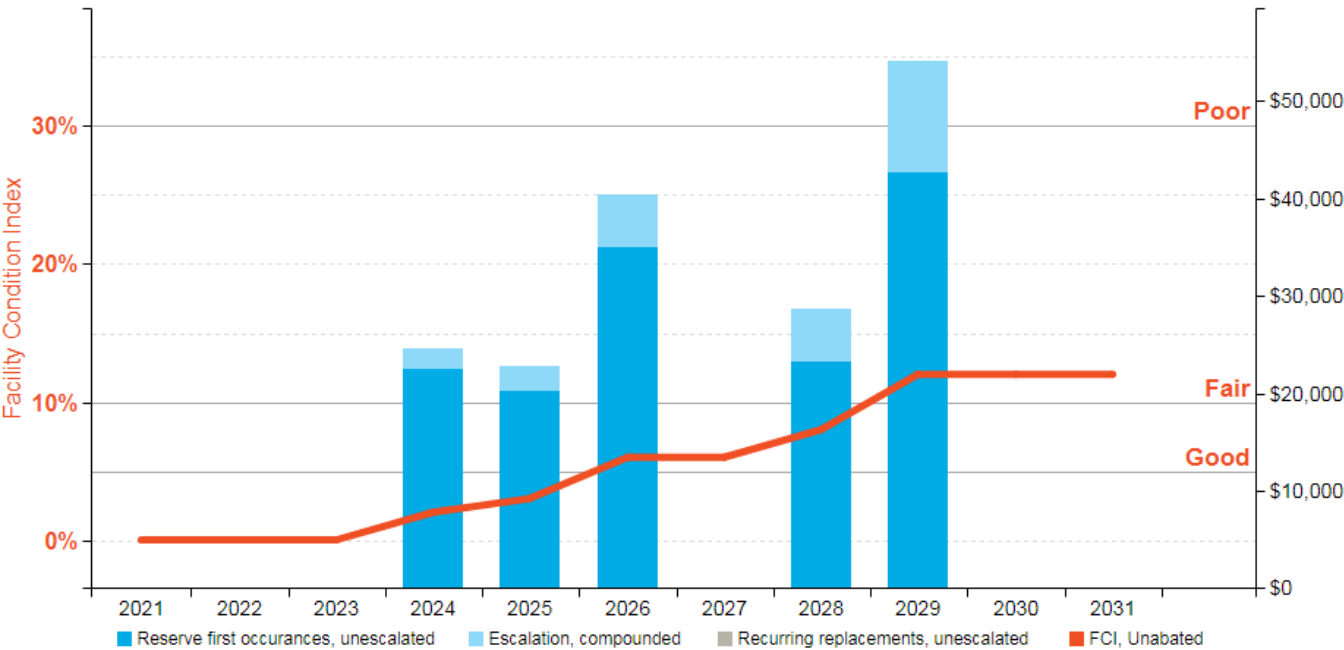


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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 Floors: Carpet, unfinished/exposed Ceilings: Painted gypsum board, unfinished/exposed	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Supplemental components: wall and baseboard heaters	Fair

Henderson Farm: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel Interior Lighting: LED, CFL	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$42,500	-	\$94,500	\$5,900	\$165,000	\$307,900

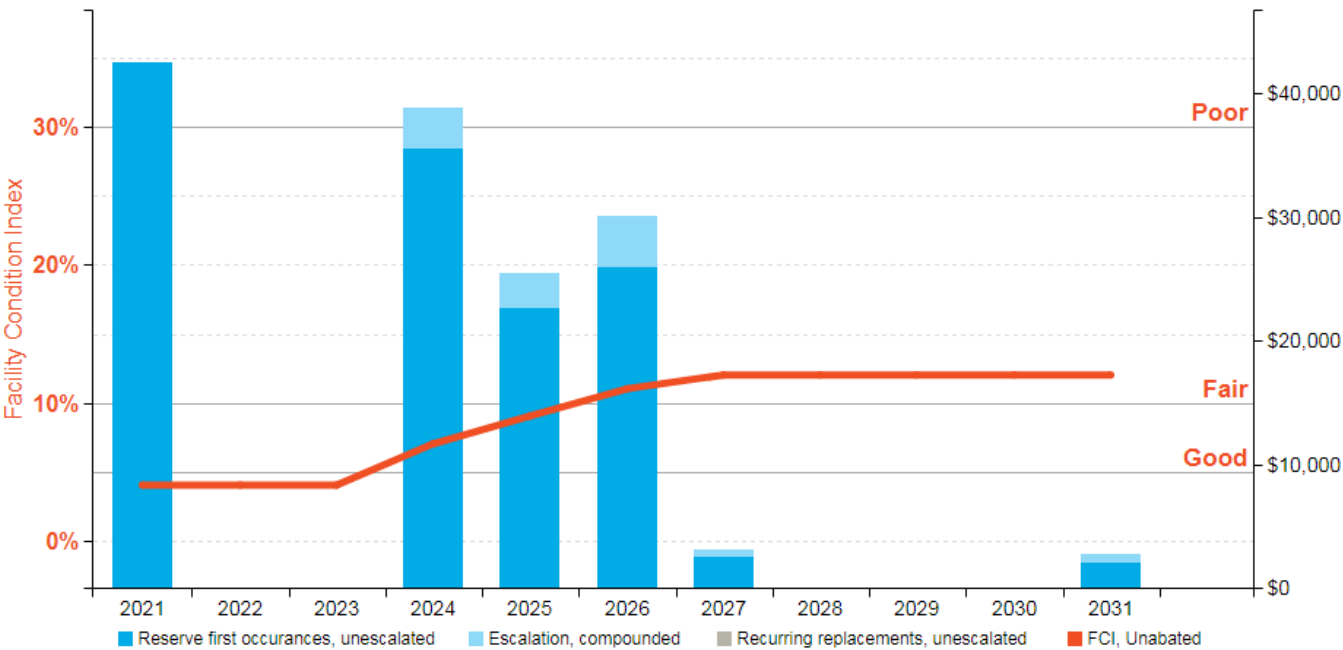


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Floors: Ceramic tile, vinyl sheeting Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	None	--
Fire Suppression	Dry-pipe sprinkler system; fire extinguishers	Fair

Restrooms: Systems Summary

Electrical	Source and Distribution: Main panel Interior Lighting: LED, CFL	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire alarm system, building lacks fire sprinkler suppression system	

Restrooms: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$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
TOTALS	-	\$23,800	\$48,600	\$32,000	\$102,900	\$207,300

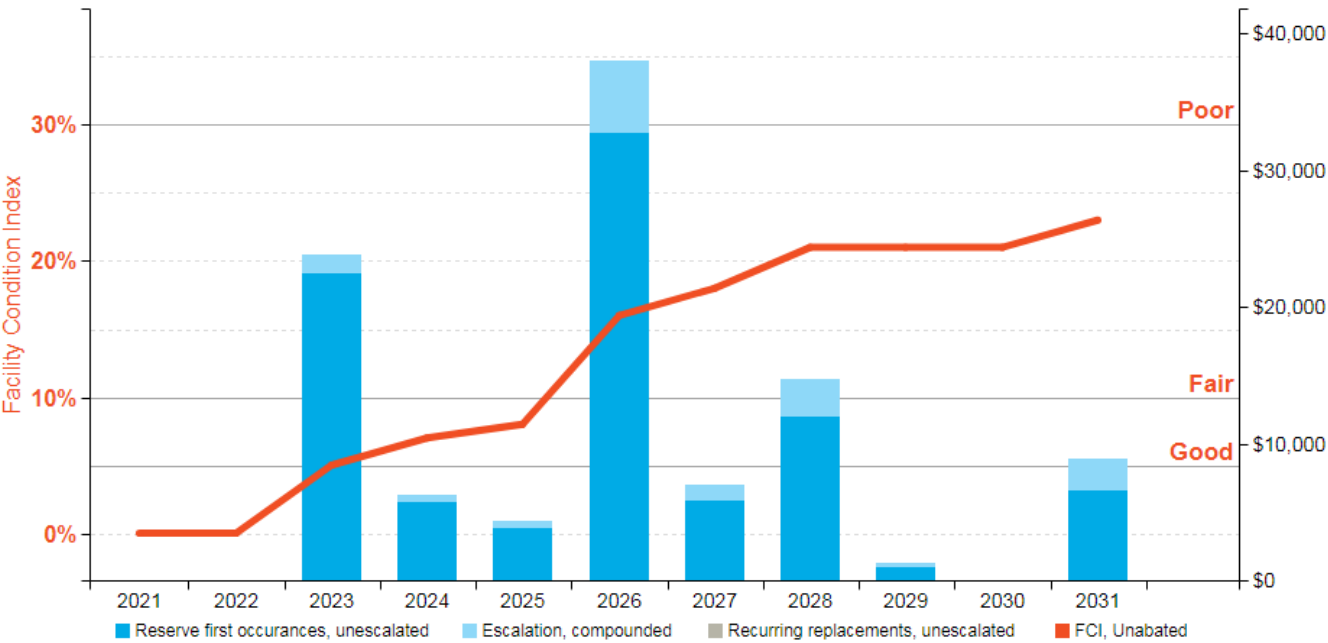


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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

Lot Size	7.3 acres (estimated)	
Parking Spaces	186 total spaces all in open lots; 6 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and asphalt and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage, chain link fencing Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Timber retaining wall Moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED, CFL Pedestrian walkway lighting	Fair
Ancillary Structures	Pre-fabricated storage sheds, gazebo, outdoor stage	Good
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Severe asphalt parking lot alligator cracking, cracked and spalled asphalt walkways, rotting wood deck, tree growing onto building	

Site: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$294	-	-	-	\$294
Facade	-	-	\$210,695	-	\$283,156	\$493,851
Plumbing	-	-	-	-	\$11,173	\$11,173
Fire Protection	-	-	-	-	\$14,181	\$14,181
Special Construction & Demo	-	-	-	-	\$124,440	\$124,440
Site Development	\$1,950	-	-	\$96,788	\$7,214	\$105,952
Site Utilities	-	-	-	\$23,023	\$163,477	\$186,500
Site Pavement	-	\$204,985	-	\$526,748	\$163,347	\$895,080
TOTALS	\$2,000	\$205,300	\$210,700	\$646,600	\$767,000	\$1,831,600



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



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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.

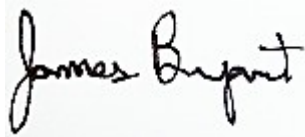
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

Prepared by: Jonathan Levine,
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Reviewed by:



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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

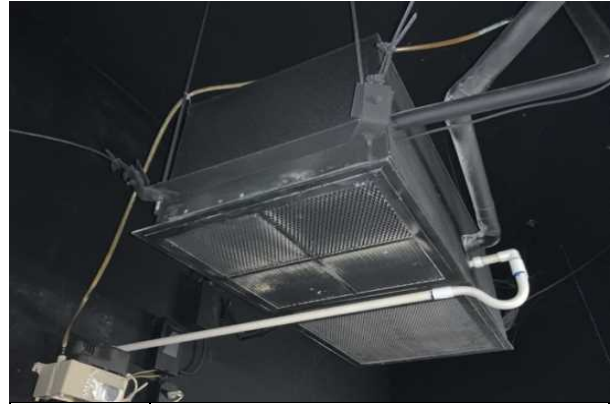


24

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



**BUREAU
VERITAS**

Project Number

148392.21R000-007.017

Source

Google Earth

Project Name

End of the Oregon Trail Interpretive Center

On-Site Date

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 Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement, or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled, or ventilated? Any poorly insulated areas?			X		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

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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Campus Parking			ADA Parking Area	☐
General Exterior Route				☒
Site Restrooms		NA		
Playgrounds & Pools		NA		☐
Site Amenities				☒

*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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Dedicated Parking		NA		
Exterior Route		NA		
Building Entrances				☒
Interior Route				☒
Elevators		NA		
Public Restrooms		NA		
Kitchens/Kitchenettes		NA		
Playgrounds & Pools		NA		
Theater				☒

**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



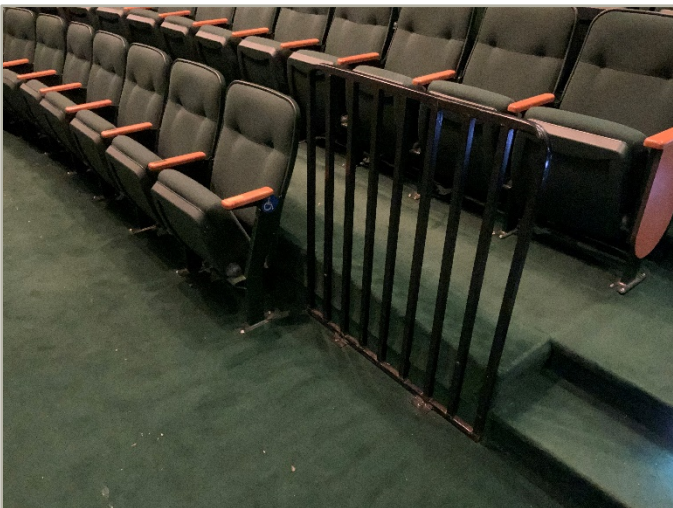
2 – ALTERNATE ENTRANCE



3 – INTERIOR PATH OF TRAVEL



4 – INTERIOR DOOR



5 - ACCESSIBLE THEATER SEATING



6 – THEATER PATH OF TRAVEL

Visitor's Center: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Dedicated Parking	NA			
Exterior Route				☒
Building Entrances				☒
Interior Route				☒
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*

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 <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor Issues	None*
Dedicated Parking		NA		
Exterior Route		NA		
Building Entrances				☒
Interior Route				☒
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



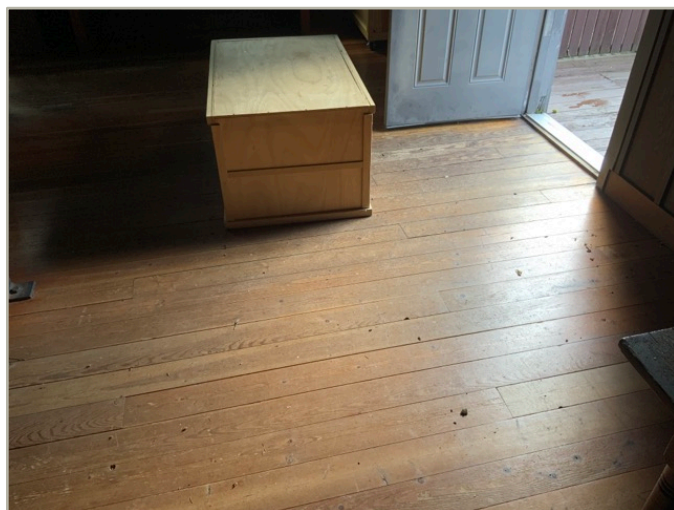
1 – BUILDING EXTERIOR PATH/ENTRANCE



2 – ALTERNATE ENTRANCE



3 – INTERIOR



4 – INTERIOR PATH OF TRAVEL

Restrooms: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Dedicated Parking		NA		
Exterior Route		NA		
Building Entrances				☒
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 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 between 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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations - Maneuvering door clearance areas with excessive slopes	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Component Condition Report | End of the Oregon Trail Interpretive Center / Site

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

Component Condition Report | End of the Oregon Trail Interpretive Center / Henderson Farm

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	2924027

Component Condition Report | End of the Oregon Trail Interpretive Center / Henderson Farm

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

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
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	2923928

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
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	2944924

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	2923978

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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		
2967272	Henderson Farm	Exterior Walls, Vented/Decorative Gable, Replace	2nd floor	20	20	0	50	SF	\$17.25	\$863	\$863																				\$863	\$1,725		
3147369	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		
2923997	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		
2924027	Henderson Farm	Exterior Door, Wood, Solid-Core, Replace	Building exterior	25	22	3	1	EA	\$1,105.00	\$1,105				\$1,105																		\$1,105		
2923990	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		
2923962	Henderson Farm	Exterior Door, Steel, Standard, Replace	Building exterior	40	27	13	1	EA	\$910.00	\$910														\$910								\$910		
2924014	Henderson Farm	Roofing, Asphalt Shingle, 20-Year Standard, Replace	Roof	20	0	20	1900	SF	\$5.89	\$11,191																					\$11,191	\$11,191		
2923911	Henderson Farm	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Roof	20	15	5	200	LF	\$11.70	\$2,340						\$2,340																\$2,340		
2948138	Henderson Farm	Interior Wall Construction, GWB, Repair	Throughout Building	0	0	0	100	SF	\$39.00	\$3,900	\$3,900																					\$3,900		
2923944	Henderson Farm	Suspended Ceilings, Undefined, Replace	Henderson Farm	25	50	0	1500	SF	\$19.50	\$29,250	\$29,250																					\$29,250		
2923933	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		
2924047	Henderson Farm	Flooring, Wood, Strip, Replace	Henderson Farm	30	15	15	1100	SF	\$19.50	\$21,450																\$21,450						\$21,450		
2924003	Henderson Farm	Flooring, Carpet, Commercial Standard, Replace	Throughout building	10	7	3	1500	SF	\$9.75	\$14,625				\$14,625										\$14,625								\$29,250		
2923934	Henderson Farm	Ceiling Finishes, any flat surface, Prep & Paint	Throughout building	10	5	5	300	SF	\$2.60	\$780						\$780										\$780						\$1,560		
2924037	Henderson Farm	Unit Heater, Electric, Replace	2nd floor	20	15	5	4	EA	\$1,560.00	\$6,240						\$6,240																\$6,240		
2945160	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		
2923925	Henderson Farm	Distribution Panel, 120/208 V, Replace	Office	30	24	6	1	EA	\$2,600.00	\$2,600							\$2,600															\$2,600		
2944923	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		
2924044	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		
2945161	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		
2924006	Henderson Farm	Retaining Wall, Treated Timber, Replace	Site- Henderson Farm	25	22	3	180	SF	\$26.00	\$4,680				\$4,680																		\$4,680		
2923995	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		
2923974	Henderson Farm	Engineering Study, Structural, Superstructure, Evaluate/Report	Throughout building	0	0	0	1	EA	\$8,450.00	\$8,450	\$8,450																					\$8,450		
3147461	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		
3147373	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		
2923955	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		
2924032	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		
2923939	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		
2923985	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		
2924012	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		
2923999	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		
2923930	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		
2923940	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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2923968	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
2923972	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
2923977	Restrooms	Exterior Walls, Wood Siding, Replace	Building Exterior	30	28	2	1200	SF	\$13.00	\$15,600			\$15,600																\$15,600
3147372	Restrooms	Exterior Walls, Painted surfaces, Prep & Paint	Building Exterior	10	8	2	1750	SF	\$3.90	\$6,825			\$6,825								\$6,825								\$13,650
2923966	Restrooms	Exterior Door, Steel, Standard, Replace	Building exterior	40	27	13	5	EA	\$780.00	\$3,900											\$3,900								\$3,900
2923947	Restrooms	Roofing, Asphalt Shingle, 20-Year Standard, Replace	Roof	20	0	20	1100	SF	\$6.84	\$7,524																	\$7,524	\$7,524	
2924025	Restrooms	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Roof	20	15	5	130	LF	\$11.70	\$1,521					\$1,521														\$1,521
2924031	Restrooms	Interior Door, Wood, Solid-Core, Replace	Throughout building	40	27	13	2	EA	\$910.00	\$1,820											\$1,820								\$1,820
2924041	Restrooms	Toilet Partitions, Metal, Replace	Restrooms	20	10	10	6	EA	\$1,105.00	\$6,630									\$6,630										\$6,630
2924000	Restrooms	Wall Finishes, Ceramic Tile, Replace	Restrooms	40	27	13	150	SF	\$23.40	\$3,510											\$3,510								\$3,510
2923916	Restrooms	Wall Finishes, any surface, Prep & Paint	Throughout building	10	4	6	1700	SF	\$1.95	\$3,315						\$3,315									\$3,315				\$6,630
2923984	Restrooms	Flooring, Ceramic Tile, Replace	Restrooms	40	27	13	500	SF	\$23.40	\$11,700											\$11,700								\$11,700
2924033	Restrooms	Flooring, Vinyl Sheeting, Replace	Throughout building	15	10	5	500	SF	\$9.10	\$4,550						\$4,550											\$4,550	\$9,100	
2923917	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
2924015	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
2923989	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
2923920	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
2924020	Restrooms	Toilet, Commercial Water Closet, Replace	Restrooms	30	25	5	5	EA	\$1,690.00	\$8,450						\$8,450													\$8,450
2923967	Restrooms	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Staff restroom	30	25	5	1	EA	\$1,950.00	\$1,950						\$1,950													\$1,950
2923938	Restrooms	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Restrooms	30	25	5	5	EA	\$1,950.00	\$9,750						\$9,750													\$9,750
2924036	Restrooms	Toilet, Commercial Water Closet, Replace	Staff restroom	30	25	5	1	EA	\$1,690.00	\$1,690						\$1,690													\$1,690
2923970	Restrooms	Urinal, Standard, Replace	Restrooms	30	25	5	2	EA	\$1,430.00	\$2,860						\$2,860													\$2,860
2923932	Restrooms	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	Staff Room	30	23	7	1	EA	\$1,560.00	\$1,560							\$1,560												\$1,560
2923996	Restrooms	Sink/Lavatory, Service Sink, Floor, Replace	Utility closet	35	27	8	1	EA	\$1,040.00	\$1,040								\$1,040											\$1,040
2924011	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
2923980	Restrooms	Distribution Panel, 120/208 V, Replace	Staff Room	30	27	3	1	EA	\$2,600.00	\$2,600				\$2,600															\$2,600
2944924	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
2923971	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
2945162	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
2923979	Site	Structural Flooring/Decking, Wood, Replace	Deck	75	74	1	20	SF	\$14.30	\$286			\$286																\$286
2923957	Site	Awning, Fabric, per SF of awning, Replace	Site	10	6	4	18000	SF	\$10.40	\$187,200					\$187,200								\$187,200						\$374,400
2923973	Site	Backflow Preventer, Domestic Water, Replace	Site	30	13	17	1	EA	\$6,760.00	\$6,760																\$6,760			\$6,760
2924002	Site	Backflow Preventer, Fire Suppression, Replace	Site	30	13	17	1	EA	\$8,580.00	\$8,580																\$8,580			\$8,580
2923986	Site	Ancillary Building, Wood-Framed or CMU, Standard, Replace	Site	35	15	20	80	SF	\$130.00	\$10,400																	\$10,400	\$10,400	
2923991	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	
2923931	Site	Parking Lots, Pavement, Asphalt, Mill & Overlay	Parking lot	25	24	1	30000	SF	\$4.55	\$136,500			\$136,500																\$136,500
2923975	Site	Parking Lots, Pavement, Asphalt, Seal & Stripe	Parking lot	5	3	2	90700	SF	\$0.59	\$53,060				\$53,060						\$53,060						\$53,060			\$212,238
2923937	Site	Parking Lots, Pavement, Asphalt, Mill & Overlay	Parking lot	25	15	10	60700	SF	\$4.55	\$276,185									\$276,185										\$276,185

2924042	Site	Sidewalk, Asphalt, Replace	Site	25	24	1	1100	SF	\$7.15	\$7,865		\$7,865																	\$7,865				
2923994	Site	Sidewalk, Asphalt, Replace	Site	25	15	10	9400	SF	\$7.15	\$67,210									\$67,210										\$67,210				
2924039	Site	Picnic Table, Wood/Composite/Fiberglass, Replace	Site	20	10	10	9	EA	\$780.00	\$7,020									\$7,020										\$7,020				
2923951	Site	Trash Receptacle, Medium-Duty Metal or Precast, Replace	Site	20	8	12	4	EA	\$910.00	\$3,640											\$3,640								\$3,640				
2923914	Site	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace	Site	20	5	15	2	EA	\$650.00	\$1,300													\$1,300						\$1,300				
2923998	Site	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	Site	20	10	10	50000	SF	\$1.30	\$65,000									\$65,000										\$65,000				
2923983	Site	Landscaping, Mature Trees, Removal/Trimming, Repair	Site	0	0	0	1	EA	\$1,950.00	\$1,950	\$1,950																		\$1,950				
2924004	Site	Site Walkway Fixture w/ Lamp, Bollard Style, Replace	Site	20	13	7	16	EA	\$1,170.00	\$18,720							\$18,720												\$18,720				
2924018	Site	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace	Site	20	8	12	21	EA	\$5,460.00	\$114,660											\$114,660								\$114,660				
3147371	Visitor's Center	Exterior Walls, Stained Wood Surfaces, Prep & Stain	Exterior Walls	10	7	3	3950	SF	\$5.40	\$21,330				\$21,330									\$21,330						\$42,660				
2924030	Visitor's Center	Window, Wood, 16-25 SF, Replace	Building exterior	30	22	8	10	EA	\$1,560.00	\$15,600								\$15,600											\$15,600				
2923949	Visitor's Center	Window, Wood, up to 15 SF, Replace	Building exterior	30	22	8	26	EA	\$1,040.00	\$27,040								\$27,040											\$27,040				
2923924	Visitor's Center	Exterior Door, Wood, Solid-Core Decorative High-End, Replace	Building exterior	25	20	5	2	EA	\$1,950.00	\$3,900						\$3,900													\$3,900				
2923936	Visitor's Center	Exterior Door, Wood, Solid-Core, Replace	Building exterior	25	20	5	2	EA	\$1,430.00	\$2,860						\$2,860													\$2,860				
2924005	Visitor's Center	Roofing, Asphalt Shingle, 20-Year Standard, Replace	Roof	20	5	15	2275	SF	\$5.89	\$13,400														\$13,400					\$13,400				
2945165	Visitor's Center	Roofing, Metal, Replace	Roof	40	20	20	2200	SF	\$20.15	\$44,330																		\$44,330	\$44,330				
2924045	Visitor's Center	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Roof	20	15	5	370	SF	\$39.10	\$14,467						\$14,467													\$14,467				
2923946	Visitor's Center	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Roof	20	15	5	280	LF	\$11.70	\$3,276						\$3,276													\$3,276				
2923953	Visitor's Center	Interior Door, Wood, Solid-Core, Replace	Throughout building	40	27	13	3	EA	\$910.00	\$2,730												\$2,730							\$2,730				
2923958	Visitor's Center	Wall Finishes, any surface, Prep & Paint	Throughout building	10	3	7	4600	SF	\$1.95	\$8,970						\$8,970									\$8,970				\$17,940				
2924010	Visitor's Center	Flooring, Wood, Strip, Replace	Throughout building	30	15	15	2500	SF	\$19.50	\$48,750														\$48,750					\$48,750				
2944926	Visitor's Center	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	Throughout building	40	27	13	2600	SF	\$6.50	\$16,900											\$16,900								\$16,900				
2923960	Visitor's Center	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Restroom	30	25	5	1	EA	\$1,950.00	\$1,950					\$1,950														\$1,950				
2924013	Visitor's Center	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	Backroom	30	23	7	1	EA	\$1,560.00	\$1,560						\$1,560													\$1,560				
2923952	Visitor's Center	HVAC System, Ductwork, Low Density, Replace	Throughout building	30	23	7	2600	SF	\$2.60	\$6,760						\$6,760													\$6,760				
2923969	Visitor's Center	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Roof	20	5	15	1	EA	\$19,500.00	\$19,500													\$19,500						\$19,500				
2945159	Visitor's Center	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	Throughout building	40	36	4	2600	SF	\$3.90	\$10,140				\$10,140															\$10,140				
2923943	Visitor's Center	Distribution Panel, 120/208 V, Replace	Storage room	30	19	11	1	EA	\$2,600.00	\$2,600										\$2,600									\$2,600				
2944925	Visitor's Center	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	Throughout building	40	27	13	2600	SF	\$3.25	\$8,450												\$8,450							\$8,450				
2923919	Visitor's Center	Emergency & Exit Lighting, Exit Sign/Emergency Combo, LED, Replace	Throughout building	10	7	3	3	EA	\$390.00	\$1,170				\$1,170								\$1,170							\$2,340				
2923978	Visitor's Center	Interior Lighting System, Full Upgrade, Medium Density, LED replacements, Replace	Throughout building	20	8	12	2600	SF	\$10.40	\$27,040												\$27,040							\$27,040				
2945163	Visitor's Center	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	Throughout building	20	16	4	2600	SF	\$3.90	\$10,140				\$10,140															\$10,140				
2923927	Visitor's Center	BAS/HVAC Controls, Basic System or Legacy	Throughout building	15	10	5	2600	SF	\$3.25	\$8,450					\$8,450													\$8,450	\$16,900				
2923935	Visitor's Center	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	Visitors center	15	8	7	1	EA	\$5,980.00	\$5,980							\$5,980												\$5,980				
Totals, Escalated (3.0% inflation, compounded annually)												\$420,913	\$148,991	\$80,082	\$335,019	\$263,369	\$251,842	\$10,167	\$238,362	\$85,387	\$0	\$653,849	\$3,599	\$491,777	\$407,760	\$283,157	\$581,171	\$9,492	\$167,631	\$241,677	\$235,022	\$622,404	\$5,531,671
Totals, Unescalated												\$420,913	\$144,651	\$75,485	\$306,590	\$234,000	\$217,241	\$8,515	\$193,811	\$67,405	\$0	\$486,525	\$2,600	\$344,923	\$277,665	\$187,200	\$373,032	\$5,915	\$101,420	\$141,960	\$134,030	\$344,610	\$4,068,488

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

City of Oregon City
625 Center Street
Oregon City, Oregon 97045
Kendall Reid



Ermatinger House
619 6th Street
Oregon City, Oregon 97045

PREPARED BY:

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BV PROJECT #:

148392.21R000-012.017

DATE OF REPORT:

July 16, 2021

ON SITE DATE:

March 22, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 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 503.496.1565 dconrad@orccity.org
On-site Point of Contact (POC)	Emily Tierney Recreation programmer/ Tour Guide
Assessment and Report Prepared By	Rashad Alnial
Reviewed By	James Bryant Project Manager Jamie.Bryant@bvna.com 800.733.0660 6233
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

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:

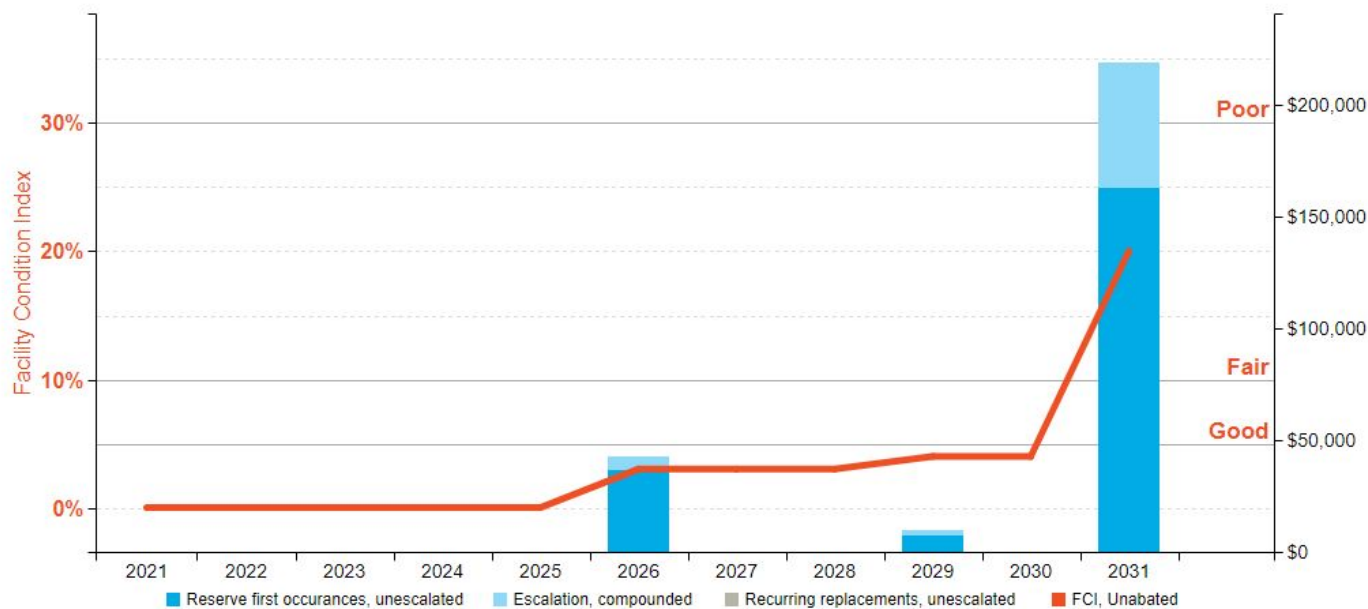
FCI Analysis Ermatinger House			
Replacement Value \$ 1,362,900		Total SF 3,300	Cost/SF \$ 413
Current FCI	\$ 0		0.0 %
3-Year	\$ 0		0.0 %
5-Year	\$ 42,800		3.1 %
10-Year	\$ 271,500		19.9 %

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.

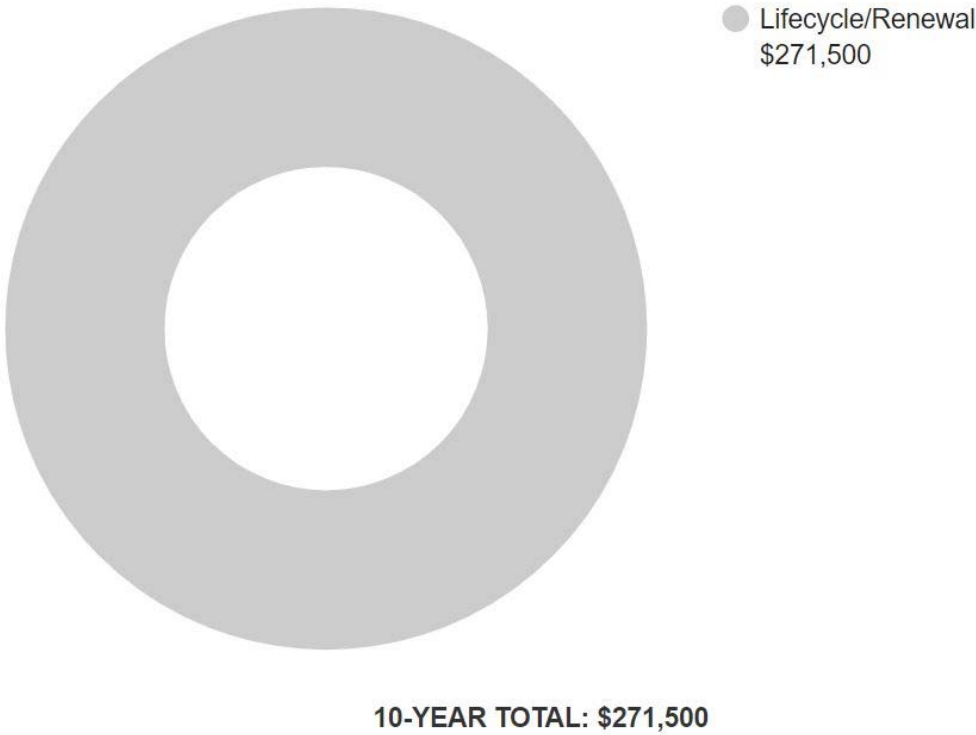
Plan Type Descriptions

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 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 Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted surface Floors: Carpet and wood Ceilings: Painted surface	Fair
Elevators	None	--
Plumbing	Copper supply and PVC waste & venting Gas water heater 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 Interior Lighting: CFL & incandescent Emergency: None	Good

Systems Summary		
Fire Alarm	Alarm panel, smoke detectors, alarms, pull stations, and exit signs	Good
Equipment/Special	None	--
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage Limited park benches and trash receptacles	Good
Landscaping and Topography	Limited landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: CFL and incandescent	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues were found	

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$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
TOTALS	-	-	\$42,800	\$228,700	\$391,900	\$663,400

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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 6th 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.

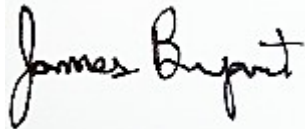
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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



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1

FRONT ELEVATION



2

LEFT ELEVATION



3

RIGHT ELEVATION



4

REAR ELEVATION



5

HALLWAY



6

BEDROOM



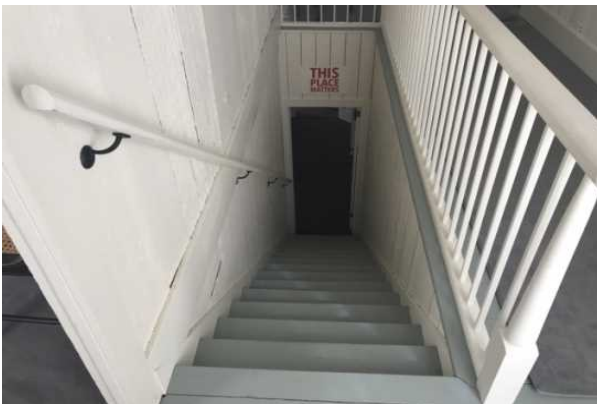
7

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	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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



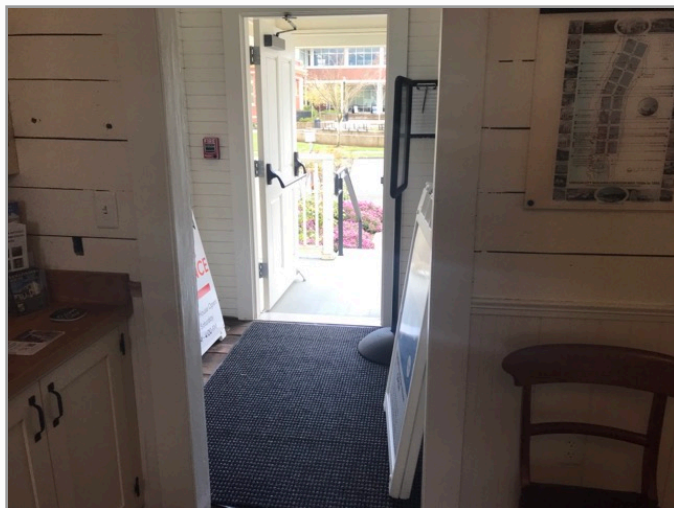
Additional entrance or signage/hardware

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

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 ?	✗			
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 ?	✗			
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) ?			×	
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Abbreviated Accessibility Checklist

Playgrounds & 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 ?			✗	

Component Condition Report | Ermatinger House

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						

Component Condition Report | Ermatinger House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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
2945143	Stairs, Wood, Interior, Replace	Throughout building	30	10	20	60	SF	\$52.00	\$3,120																				\$3,120	\$3,120	
2945135	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
2945146	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	
2945129	Window, Wood Historical, 16-25 SF, Restore	Building exterior	30	20	10	24	EA	\$4,680.00	\$112,320											\$112,320											\$112,320
2945136	Exterior Door, Wood, French Residential, Replace	Building exterior	25	15	10	3	EA	\$1,300.00	\$3,900											\$3,900											\$3,900
2945153	Roofing, Asphalt Shingle, 20-Year Standard, Replace	Roof	20	5	15	764	SF	\$4.94	\$3,774																\$3,774						\$3,774
2945158	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Roof	20	5	15	1240	SF	\$22.10	\$27,404																\$27,404						\$27,404
2945140	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Roof	20	10	10	250	LF	\$11.70	\$2,925											\$2,925											\$2,925
2945148	Interior Door, Wood, Hollow-Core Residential, Replace	Throughout building	20	10	10	19	EA	\$520.00	\$9,880											\$9,880											\$9,880
2945145	Wall Finishes, any surface, Prep & Paint	Throughout building	10	5	5	5000	SF	\$1.95	\$9,750						\$9,750										\$9,750						\$19,500
2945155	Flooring, Wood, Strip, Replace	Throughout building	30	10	20	2500	SF	\$19.50	\$48,750																				\$48,750	\$48,750	
2945139	Flooring, Carpet, Commercial Standard, Replace	Throughout building	10	2	8	800	SF	\$9.75	\$7,800									\$7,800										\$7,800			\$15,600
2945149	Ceiling Finishes, any flat surface, Prep & Paint	Roof	10	5	5	3300	SF	\$2.60	\$8,580						\$8,580										\$8,580						\$17,160
2945130	Water Heater, Gas, Residential, Replace	Basement	15	5	10	1	EA	\$1,690.00	\$1,690											\$1,690											\$1,690
2946754	Furnace, Gas, 101 to 150 MBH, Replace	Ermatinger House	20	5	15	1	EA	\$8,060.00	\$8,060																\$8,060						\$8,060
2945134	Split System, Condensing Unit/Heat Pump, Replace	Building exterior	15	5	10	1	EA	\$9,230.00	\$9,230											\$9,230											\$9,230
2945133	Emergency & Exit Lighting, Exit Sign, LED, Replace	Throughout building	10	5	5	2	EA	\$286.00	\$572						\$572										\$572						\$1,144
2945150	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	Basement	20	5	15	3300	SF	\$10.40	\$34,320																\$34,320						\$34,320
2945144	Fire Alarm Panel, Fully Addressable, Replace	Basement	15	5	10	1	EA	\$19,500.00	\$19,500											\$19,500											\$19,500
2945147	Casework, Cabinetry, Hardwood Standard, Replace	Kitchenette	20	5	15	8	LF	\$390.00	\$3,120																\$3,120						\$3,120
2945154	Park Bench, Metal Powder-Coated, Replace	Site	20	10	10	1	EA	\$910.00	\$910											\$910											\$910

2945151	Fences & Gates, Fence, Wood Board 6', Replace	Site	20	10	10	50	LF	\$36.40	\$1,820											\$1,820										\$1,820	
2945128	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

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orc.city.org
On-site Point of Contact (POC)	Jon Waverly
Assessment and Report Prepared By	Jonathan Levine Konnye Zavala
Reviewed By	Tammy Prusa, Technical Report Reviewer for Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$24,500	\$84,700	\$38,000	\$12,600	\$114,100	\$273,900

Immediate Needs

Facility/Building		Total Items		Total Cost	
Hartke Park		1		\$24,400	
Total		1		\$24,400	

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
Total (1 items)							\$24,400

Key Findings



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Hartke Park Site

Unifomat 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

Unifomat 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

Unifomat 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.

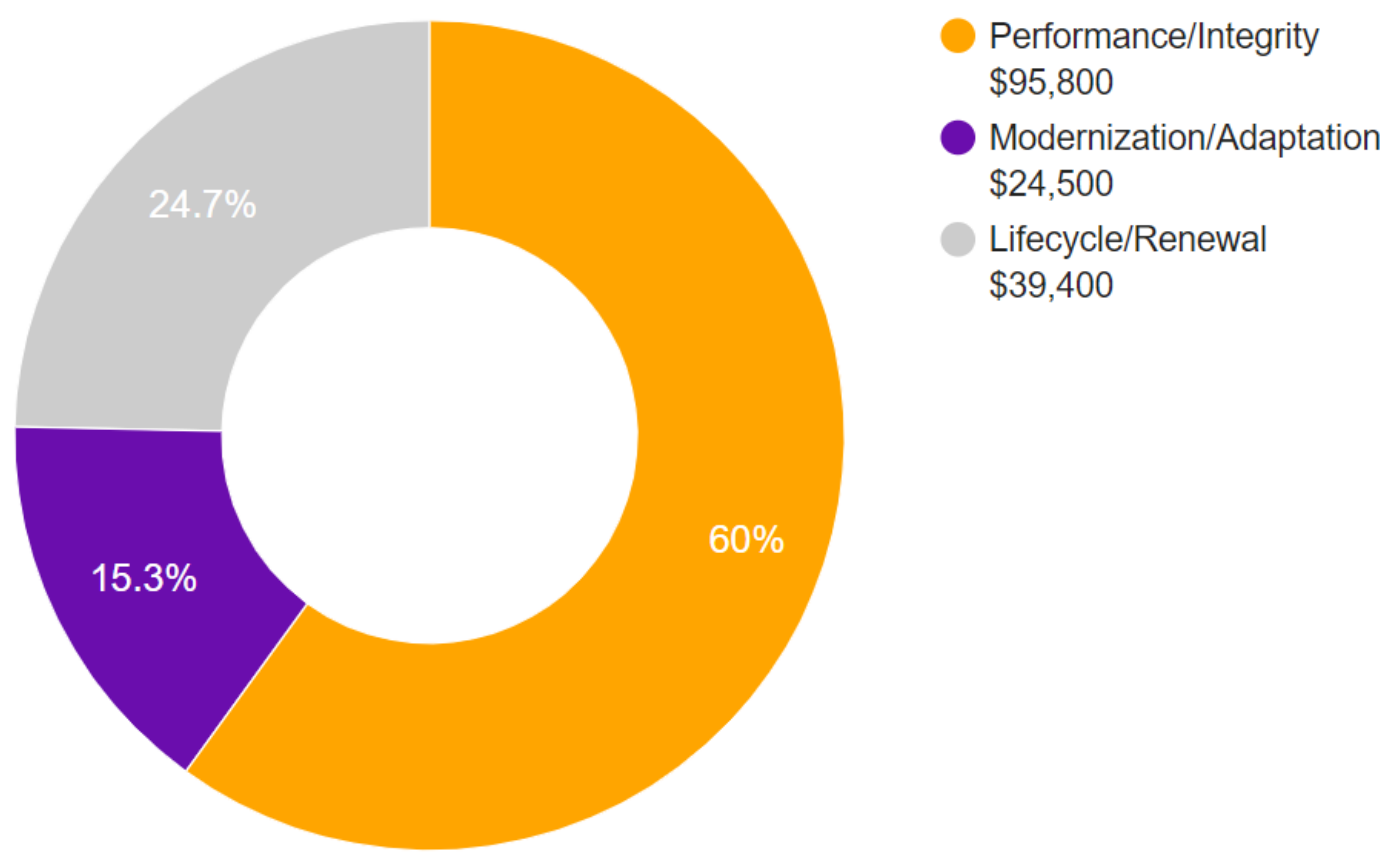
Performance/Integrity

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

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: \$159,700

2. General Park Summary



General Site Information

<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Sports Apparatus	Backstops	2 EA	Fair
Drinking Fountain	Exterior Site	1 EA	Fair
Fences	Chain Link 4'	100 LF	Fair
Athletic Surface	Basketball Court	16,000 SF	Poor
Irrigation System	Pop-Up Spray Heads, Install	18,800 SF	N/A
Fences	Chain Link 8'	530 LF	Fair
Trash Receptacles	Light Duty	1 EA	Fair
Sports Apparatus	Tennis Post and Anchors	2 EA	Fair
Landscaping and Topography	No significant landscaping features. Irrigation not present Low to moderate site slopes throughout		

General Site Information	
On-Site Vehicular Paving	N/A
Pedestrian paving and Trails	Concrete sidewalks
On-Site Amenities	Chain link fencing, trash receptacles
Ancillary Buildings	N/A
Fields and Lots	Basketball court, backstops
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	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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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:



Tammy Prusa,
Technical Report Reviewer for
James A. Cave,
Program Manager
Jim.Cave@bvna.com
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1	PARK OVERVIEW
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2	LANDSCAPING
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3	DRINKING FOUNTAIN
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4	ATHLETIC COURT, BASKETBALL
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5	ATHLETIC COURT, BASKETBALL, SEAL AND STRIPE
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6	SPORT APPARATUS, BASKETBALL
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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

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-025.017	Hartke Park	
	Source	On-Site Date	
	Google	March 7, 2021	

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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

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 (ADA study recommended)	Moderate Issues (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 between 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 (<i>ADA study recommended</i>)	Moderate Issues (<i>ADA study recommended</i>)	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Component Condition Report | Hartke Park

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

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

Uniform 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	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

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BV PROJECT #:

148392.21R000-026.017

DATE OF REPORT:

July 15, 2021

ON SITE DATE:

March 7, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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) 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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orcify.org
On-site Point of Contact (POC)	Jon Waverly
Assessment and Report Prepared By	Jonathan Levine Konnye Zavala
Reviewed By	Tammy Prusa, Technical Report Reviewer for, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$30,600	\$4,500	\$11,000	\$5,300	\$111,300	\$162,700

Immediate Needs

Facility/Building	Total Items	Total Cost
Hazelwood Park	1	\$30,600
Total	1	\$30,600

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
Total (1 items)							\$30,600

Key Findings

☒ Include/Exclude No photo Modernization recommendation Item does not currently exist at site No irrigation system on site AssetCalc ID: 2925500	Irrigation System Pop-Up Spray Heads, Commercial (Uniformat Code: G2080) Hazelwood Park Site Recommendation: Replace/Install in 2021.	Priority Score 54.9 Plan Type: Modernization/Adaptation Cost Estimate: \$ 30,600 \$\$\$
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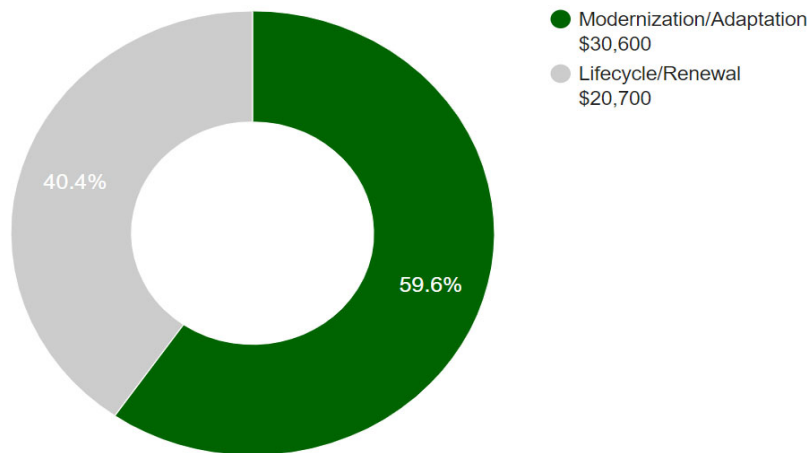
Plan Types

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)



10-YEAR TOTAL: \$51,300

2. General Park Summary



General Site Information

<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
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. Irrigation not present 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

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



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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,
Project Manager

Reviewed by:



Tammy Prusa,
Technical Report Reviewer for
James A. Cave,
Program Manager
Jim.cave@bvna.com
800.733.0660 x6554



1

PARK OVERVIEW



2

SIGNAGE



3

DRINKING FOUNTAIN



4

PLAY STRUCTURE



5

SWING SET



6

BIKE RACK

Site Plan



	Project Number	Project Name	
	148392.21R000-026.017	Hazelwood Park	
	Source	On-Site Date	
	Google	March 7, 2021	

THE PRE-SURVEY QUESTIONNAIRE
WAS NOT RETURNED TO BV

Visual Survey - 2010 ADA Standards for Accessible Design

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 (ADA study recommended)	Moderate Issues (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 between 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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few doorknobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few doorknobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds and Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Component Condition Report | Hazelwood Park

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		\$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.																																									

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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:

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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 Asst. Parks & Recreation Director 503.496.1565 dconrad@orccity.org
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, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$15,900	\$38,100	\$56,200	\$293,100	\$899,100	\$1,302,400

Immediate Needs

Facility/Building	Total Items	Total Cost
Hillendale Park	4	\$15,900
Total	4	\$15,900

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
Total (4 items)							\$15,900



Key Findings

☒ Include/Exclude 	Park Bench in Poor condition. Wood/Composite/Fiberglass (Uniformat Code: G2060) Hillendale Park Site Recommendation: Replace in 2023. Benches showing signs of deterioration. AssetCalc ID: 2963303	Priority Score 81.7 Plan Type: Performance/Integrity Cost Estimate: \$ 2,300 \$\$\$
☒ Include/Exclude 	Signage in Poor condition. Exterior/Site, Guide & Directional Pole-Mounted (Uniformat Code: G2060) Hillendale Park Parking lot South Recommendation: Replace/Install in 2023. Sign is tilted. AssetCalc ID: 2963290	Priority Score 81.7 Plan Type: Performance/Integrity Cost Estimate: \$ 700 \$\$\$
☒ Include/Exclude 	Picnic Table in Poor condition. Wood/Composite/Fiberglass (Uniformat Code: G2060) Hillendale Park Site Recommendation: Replace in 2023. Picnic table showing signs of deterioration. AssetCalc ID: 2963245	Priority Score 81.7 Plan Type: Performance/Integrity Cost Estimate: \$ 800 \$\$\$
☒ Include/Exclude 	Park Bench in Poor condition. Wood/Composite/Fiberglass (Uniformat Code: G2060) Hillendale Park Open fields Recommendation: Replace in 2023. Bench showing signs of deterioration. AssetCalc ID: 2963277	Priority Score 81.7 Plan Type: Performance/Integrity Cost Estimate: \$ 2,300 \$\$\$
☒ Include/Exclude 	Sidewalk in Poor condition. Asphalt (Uniformat Code: G2030) Hillendale Park Bridge near Playground Recommendation: Overlay in 2023. Asphalt is in poor condition and needs to be repaved to make path more accessible. AssetCalc ID: 2963302	Priority Score 67.7 Plan Type: Accessibility Cost Estimate: \$ 100 \$\$\$
☒ Include/Exclude 	ADA Site & Recreational Benches/Bleachers/Seating, Compliant Seats/Area (Uniformat Code: Y1080) Hillendale Park Baseball Field Recommendation: Replace/Install in 2021. No ADA seating provided. AssetCalc ID: 2963317	Priority Score 63.9 Plan Type: Accessibility Cost Estimate: \$ 5,200 \$\$\$



Walkways, Asphalt Pathway (Unifomat Code: Y1020)

Recommendation: **Install** in 2021.

No accessible pathway provided to the two playgrounds in the south side of the park.
AssetCalc ID: 2963280

Cost Estimate: \$ 700

\$\$



Level III Study, Includes Measurements (Unifomat Code: Y1090)

Recommendation: **Evaluate/Report** in 2021.

A number of potential accessibility issues were identified during the assessment.
AssetCalc ID: 2967413



Cost Estimate: \$ 9,800

\$\$\$



Walkways, Asphalt Pathway (Unifomat Code: Y1020)

Recommendation: **Install** in 2021.

Ramp from parking space to asphalt sidewalk is not compliant.
AssetCalc ID: 2963284

Cost Estimate: \$ 200

\$\$\$



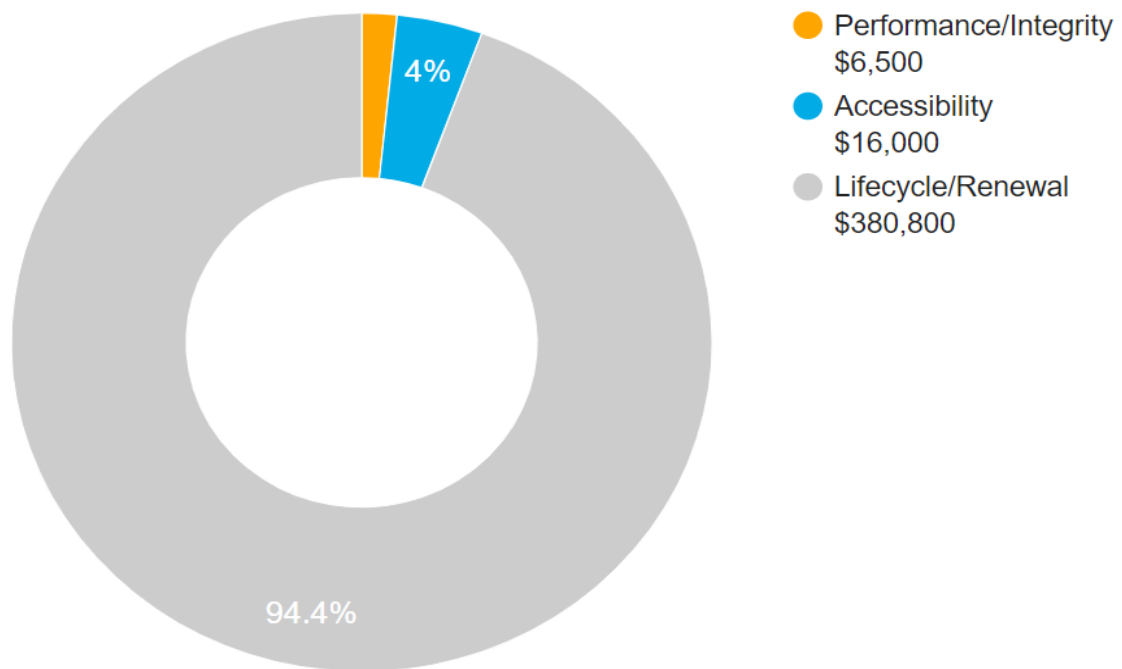
Plan Types

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

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)



10-YEAR TOTAL: \$403,300

2. Restroom Building



Restroom Building: Systems Summary		
Address	19260 Clairmont Way, Oregon City, Oregon	
Constructed/Renovated	Unknown	
Building Size	700 SF	
Number of Stories	1	
System	Description	Condition
Structure	Masonry bearing walls and wood-framed roofs	Good
Façade	Painted CMU with steel doors	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted CMU Floors: Painted concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Stainless toilets and sinks in all restrooms; Urinal in men's room	Fair

Restroom Building: Systems Summary		
HVAC	None	--
Fire Suppression	Hydrants	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Key Issues and Findings	Simple restroom structure is generally in fair condition with no immediate needs or deficiencies identified during the assessment.	

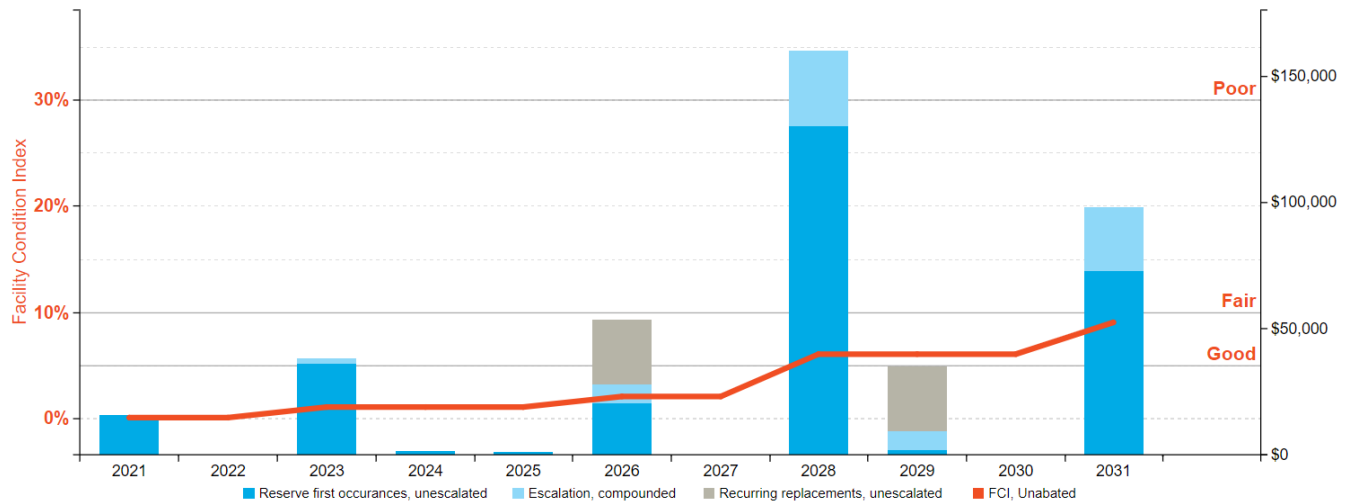


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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
Play Structures	Swing sets and multi-purpose	5 EA	Fair
Gazebos	Metal and wood framed	710 SF	Fair
Signage	Property Sign	4 EA	Fair
Sports Apparatus	Basketball pole and rim, dugout, soccer goal and soccer goal	6 EA	Fair
Trash Receptacle	Medium-Duty, Metal	7 EA	Fair
Bike Rack	6-10 Rack	1 EA	Fair
Drinking Fountain	Metal Pedestal	2 EA	Fair
Bleachers	Metal	2 EA	Fair
Landscaping and Topography	Limited landscaping features Irrigation not present Low to moderate site slopes throughout		

General Site Information	
On-Site Vehicular Paving	Two asphalt parking areas with concrete curbs
Pedestrian paving and Trails	Asphalt and concrete pathways
On-Site Amenities	Chain link fencing, pedestrian bridges, picnic tables, benches, grills, bleachers, playground equipment, trash receptacles
Ancillary Buildings	Picnic Shelter, maintenance shed, shade structures
Fields and Lots	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
Storm Water Management	Surface drainage to developed and undeveloped surroundings and to water features in the park
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	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/ Renovated	Prior Study Provided?	Major/Moderate 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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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



**BUREAU
VERITAS**

Project Number

148392.21R000-027.017

Source

Google Earth

Project Name

Hillendale Park
City of Oregon City

On-Site Date

April 7, 2021



Site Plan



**BUREAU
VERITAS**

Project Number

148392.21R000-027.017

Source

Client

Project Name

Hillendale Park
City of Oregon City

On-Site Date

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 ?			×	
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 ?			✕	

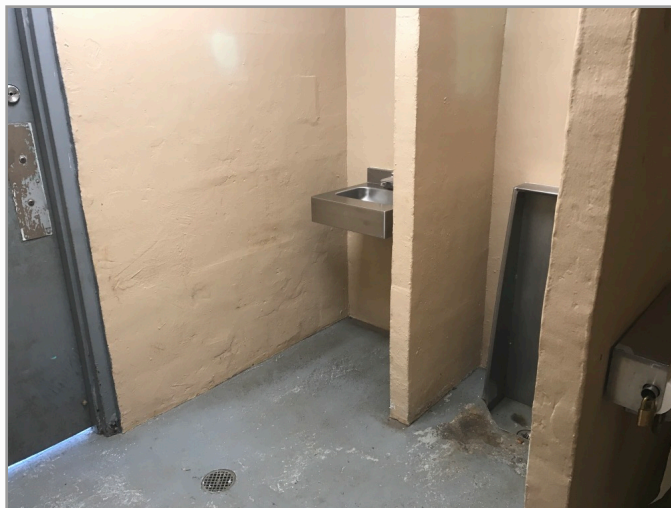
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?			×	
8	Are audible and visual floor position indicators provided in the elevator car?			×	
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?			×	

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 ?	✗			
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	
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Abbreviated Accessibility Checklist

Playgrounds & 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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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	2963248

Component Condition Report | Hillendale Park

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

Replacement Reserves Report

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)	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
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.																																

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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

BV CONTACT:

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Program Manager
800.733.0660 x6554
Jim.Cave@bvna.com

BV PROJECT #:

148392.21R000-028.017

DATE OF REPORT:

July 16, 2021

ON SITE DATE:

March 18, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orccity.org
On-site Point of Contact (POC)	Jon Waverly Facilities Maintenance Manager 503.519.0377
Assessment and Report Prepared By	Konnye Zavala
Reviewed By	Tammy Prusa, Technical Report Reviewer for, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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
Total		3	\$12,600

Jon Storm Park							
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
Total (3 items)							\$12,600

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

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Recommended to be replaced - AssetCALC ID: 2938930

Backflow PreventerPriority 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

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Irrigation backflow is recommended to be replaced. - AssetCALC ID: 2938931

Backflow PreventerPriority 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

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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

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- 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.

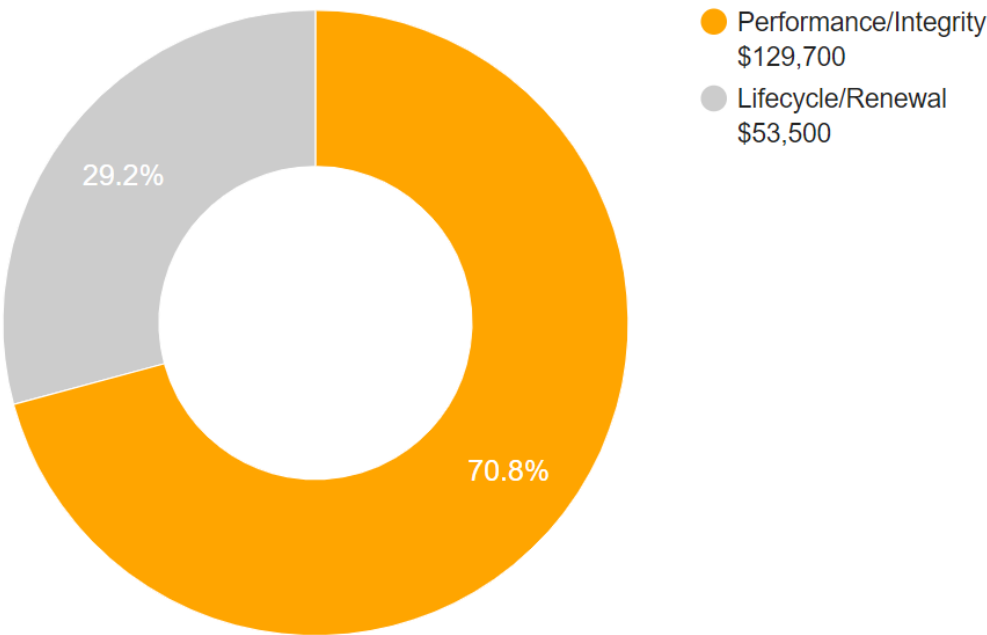
Plan Type Descriptions

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.

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 Floors: Unfinished Ceilings: Wood paneling	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric water heaters 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 Interior Lighting: T-8 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

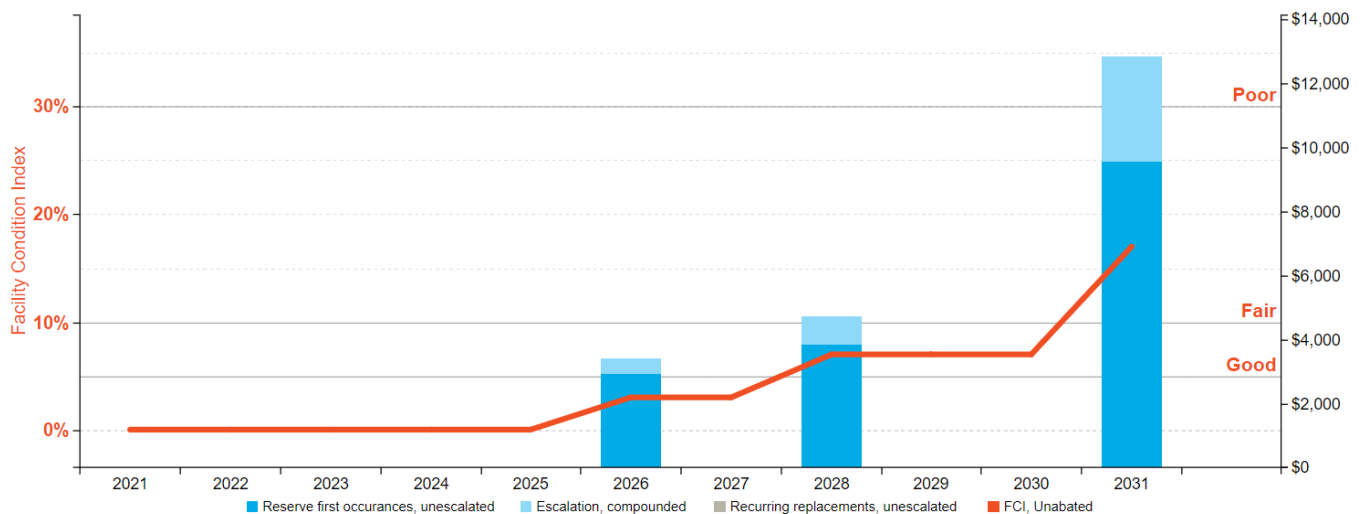
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Roofing	-	-	-	-	\$31,897	\$31,897
Interiors	-	-	\$3,390	\$5,644	\$21,569	\$30,603
Plumbing	-	-	-	\$2,797	\$22,230	\$25,027
Electrical	-	-	-	\$7,180	\$3,706	\$10,886
Fire Alarm & Electronic Systems	-	-	-	\$1,918	-	\$1,918
TOTALS	-	-	\$3,400	\$17,600	\$79,500	\$100,500

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

<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
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

Site Lighting	Bollard Style	6 EA	Fair
Landscaping and Topography	No significant landscaping features. Irrigation present Low to moderate site slopes throughout		
On-Site Vehicular Paving	Asphalt parking areas and drive lanes with		
Pedestrian paving and Trails	Concrete sidewalks		
On-Site Amenities	Metal Tube fencing, picnic tables, trash receptacles, drinking fountains		
Ancillary Buildings	Gazebo/Shaded Structure		
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 key issues were found at this time.		

Systems Expenditure Forecast

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
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
TOTALS	\$12,500	\$123,400	-	\$26,400	\$865,000	\$1,027,300

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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.

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1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



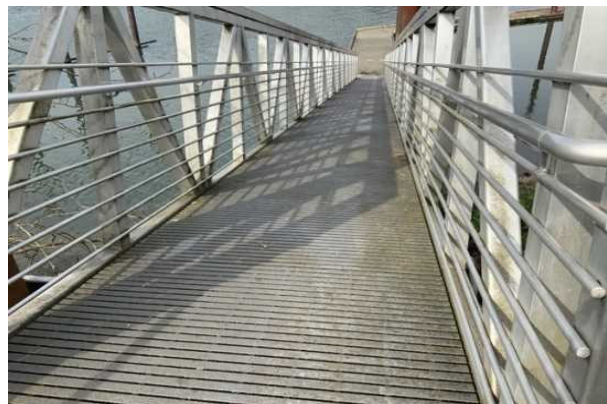
4

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



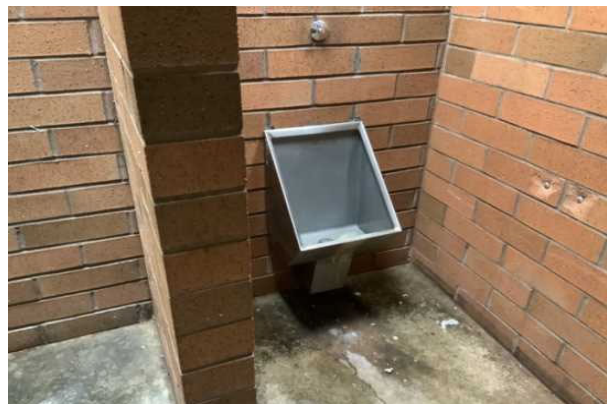
16

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



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-028.017	Jon Storm Park	
	Source	On-Site Date	
	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 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 backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup 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?		✗		
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?		✗		

Jon Storm: Accessibility Issues

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

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

Jon Storm: Photographic Overview



Overview of accessible parking area



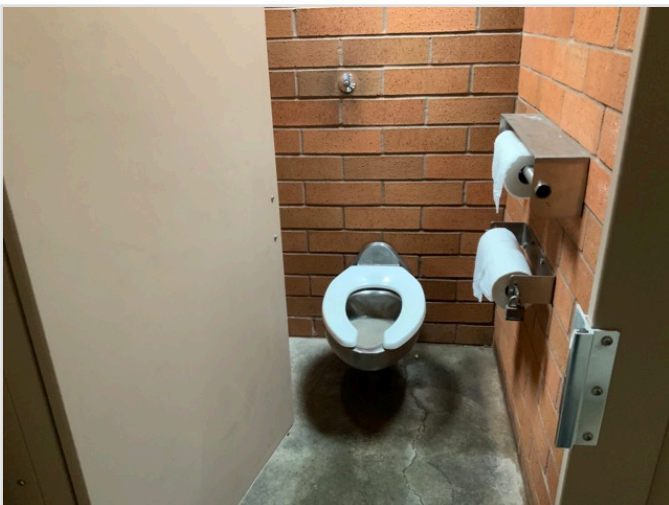
Close-up of stall or 2nd area of accessible parking



Accessible ramp or path



Curb cut or 2nd pathway



Toilet stall overview



Sink, faucet handles and/or accessories

Component Condition Report | Jon Storm Park

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	2931767
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	900 SF	5	2931754

Component Condition Report | Jon Storm Park / Restroom Building

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

Replacement Reserves Report

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	\$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	\$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	\$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	\$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	\$23,400
G2020	2931748	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	10000	SF	\$4.55	\$45,500															\$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	\$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	\$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	\$312,000
G2060	2931750	Picnic Table, Metal Powder-Coated, Replace	20	10	10	6	EA	\$910.00	\$5,460											\$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	\$3,315
G2060	2931769	Fences & Gates, Fence, Metal Tube 4', Replace	40	20	20	200	LF	\$44.20	\$8,840																					\$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	\$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	\$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	\$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

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 Asst. Parks and Recreation Director 503.496.1565 Phone dconrad@orccity.org
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, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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	-	-	-	-	-	-
TOTALS	-	-	\$113,300	\$115,400	\$143,000	\$371,700

Immediate Needs

Not applicable, no immediate needs were identified.

Key Findings

Not applicable, key findings were identified.

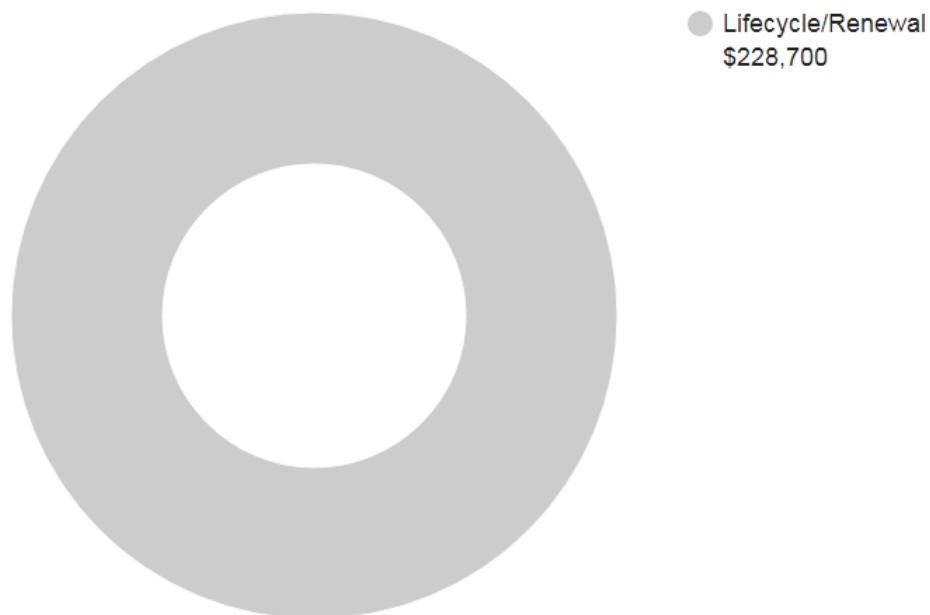
Plan Types

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)



10-YEAR TOTAL: \$228,700

2. General Park Summary



General Site Information

<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Signage	Property Sign	2 EA	Fair
Signage	Directional Sign	10 EA	Fair
Bollard	Metal	1 EA	Good
Play Structures	Very small	1 EA	Fair
Play Structures	Swing set	1 EA	Fair
Play Field Surfaces	Rubber	2,100 SF	Fair
Park Bench	Wood	24 EA	Fair
Bike Rack	Single loop	8 EA	Good
Trash Receptacle	Medium-Duty, Metal	5 EA	Fair

General Site Information			
Drinking Fountain	Metal Pedestal	1 EA	Fair
Book Box	Metal	5 EA	Fair
Plumbing System	Spray Area	2,800 SF	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Low to moderate site slopes throughout		
On-Site Vehicular Paving	Asphalt parking areas and drive lanes with concrete parking curbs		
Pedestrian paving and Trails	Concrete sidewalks		
On-Site Amenities	Spray area, playground, benches, retaining walls and site lighting		
Ancillary Buildings	Shed		
Fields and Lots	None		
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 key issuers 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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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,
Project Manager

Reviewed by:



Tammy Prusa,
Technical Report Reviewer for
James A. Cave,
Program Manager
Jim.cave@bvna.com
800.733.0660 x6554





1	PROPERTY SIGN
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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

Site Plan



**BUREAU
VERITAS**

Project Number

148392.21R000-019.017

Source

Orcity.org

Project Name

Library Park

On-Site Date

April 6, 2021



PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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?		✗		
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

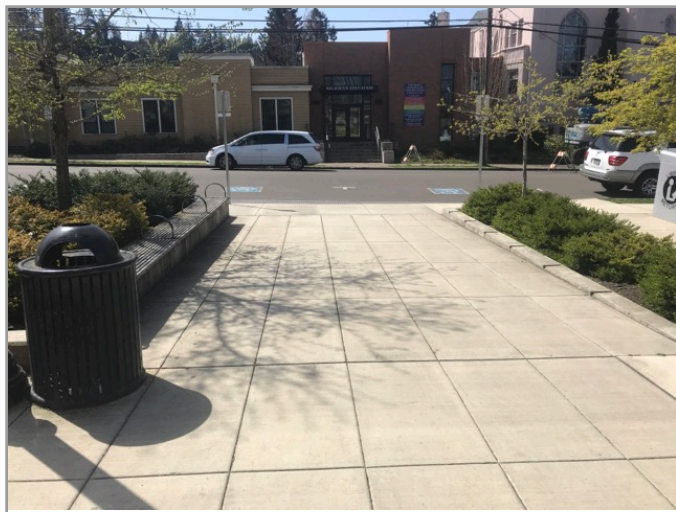


Close-up of stall or 2nd area of accessible parking

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 ?			×	
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	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & 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 | Library Park

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	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	\$3,900								
G2050	2968761	Playground Surfaces, Rubber, Interlocking Tiles, Replace										15	10	5	2100	SF	\$32.50	\$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									
G2050	2968765	Play Structure, Slide, Replace										20	10	10	1	EA	\$7,800.00	\$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								
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								
G2060	2968762	Park Bench, High End, Wood, Replace										20	10	10	3	EA	\$2,730.00	\$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								
G2060	2968758	Park Bench, Built-In, Wood, Replace										20	10	10	5	EA	\$1,235.00	\$6,175																						\$6,175								
G2060	2968754	Bike Rack, Fixed Single Loop, Replace										20	5	15	8	EA	\$1,105.00	\$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								
G2060	2968753	Signage, Property, Monument, Replace/Install										20	10	10	2	EA	\$3,900.00	\$7,800																						\$7,800								
G2060	2968760	Bollard, Concrete or Metal, Replace										30	10	20	1	EA	\$1,300.00	\$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								
G4050	2968775	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace										20	10	10	4	EA	\$520.00	\$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									

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

City of Oregon City
625 Center Street
Oregon City, Oregon 97045
Kendall Reid



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
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BV CONTACT:

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Program Manager
800.733.0660 x6554
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BV PROJECT #:

148392.21R000-029.017

DATE OF REPORT:

July 16, 2021

ON SITE DATE:

March 23, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orccity.org
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, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$226,200	\$12,400	\$61,800	\$571,800	\$789,800	\$1,662,000

Immediate Needs

Facility/Building	Total Items	Total Cost
McLoughlin Promenade	2	\$226,200
Total	2	\$226,200

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
Total (2 items)							\$226,200



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

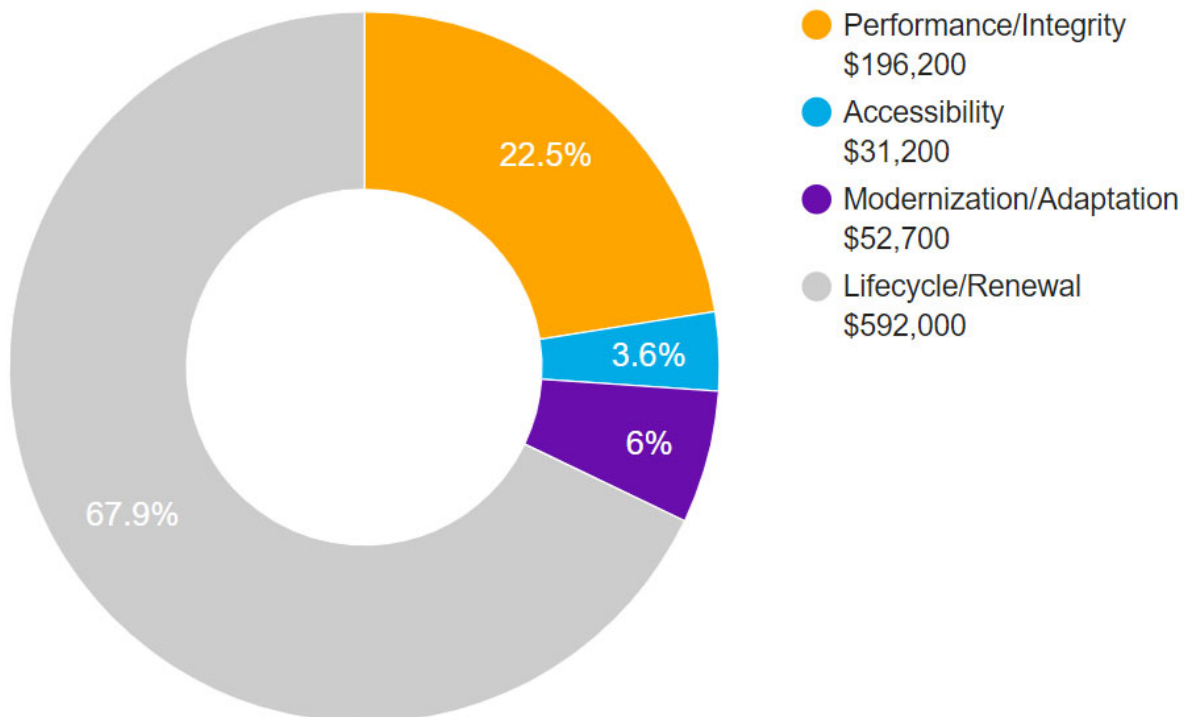
Plan Types

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

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)



10-YEAR TOTAL: \$872,100

2. General Park Summary



General Site Information

<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
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 Irrigation not present 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

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



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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.

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Reviewed by:



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1	OVERVIEW OF THE SIDEWALK
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2	FLAGPOLE AND SITE LIGHTING
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3	ELEVATOR
---	----------



4	PROPERTY AND DIRECTIONAL SIGNS
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5	METAL FENCING
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6	OVERVIEW OF PARKING AREA
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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	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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?		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 ?			×	
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) ?			✕	
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Abbreviated Accessibility Checklist

Playgrounds & 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 ?			✗	

Component Condition Report | McLoughlin Promenade

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

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.

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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:

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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 1854 (first established) 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 503.657.0891 dconrad@orc.org
On-site Point of Contact (POC)	Jon Waverly
Assessment and Report Prepared By	Jonathan Levine
Reviewed By	James Bryant Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$99,600	\$612,200	\$2,467,900	\$509,600	\$567,300	\$4,256,600



Immediate Needs

Immediate Needs Report

Facility/Building	Total Items	Total Cost
Mt. View Cemetery	1	\$9,800
Total	1	\$9,800

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
Total (1 items)							\$9,800

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

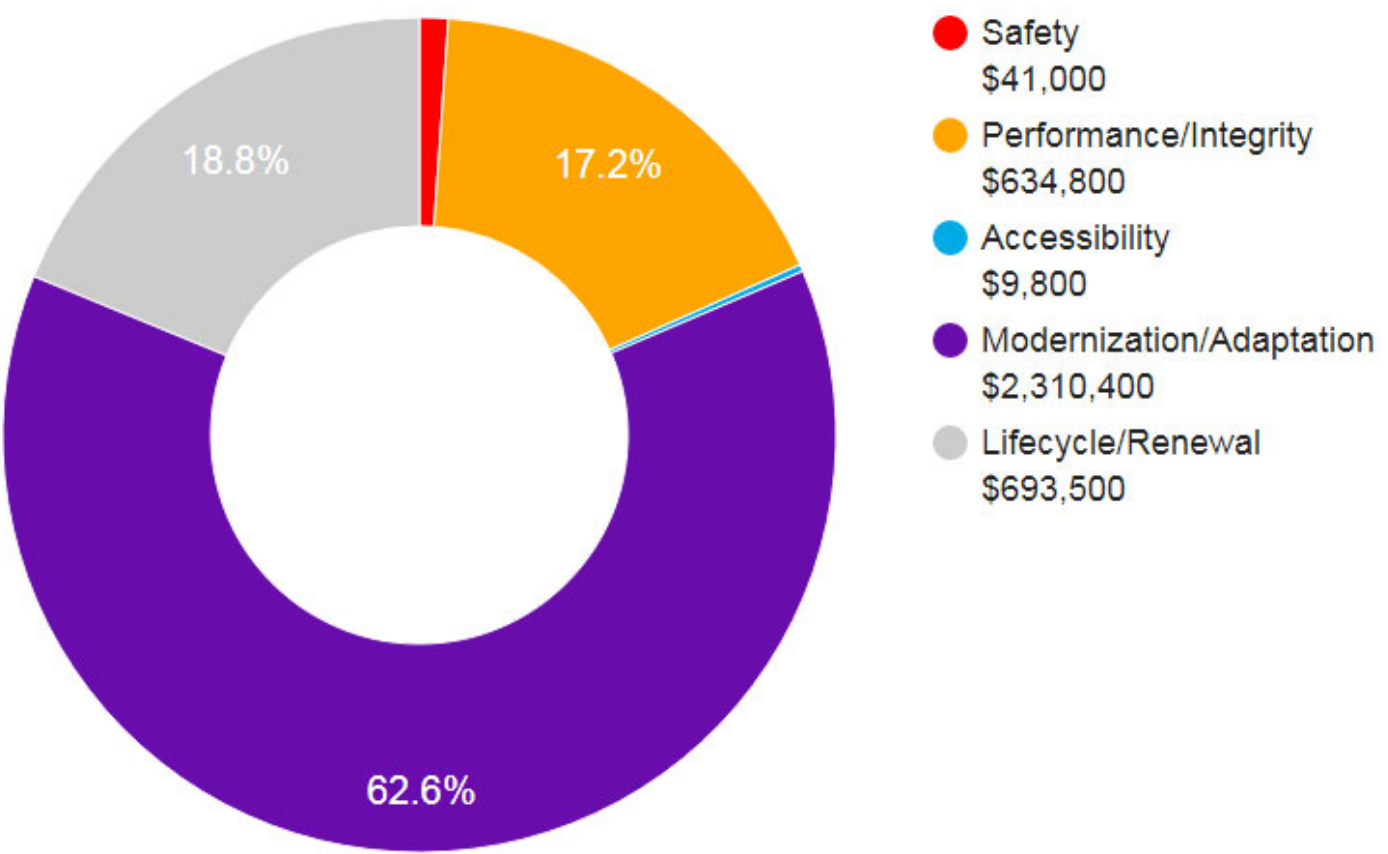
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk 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

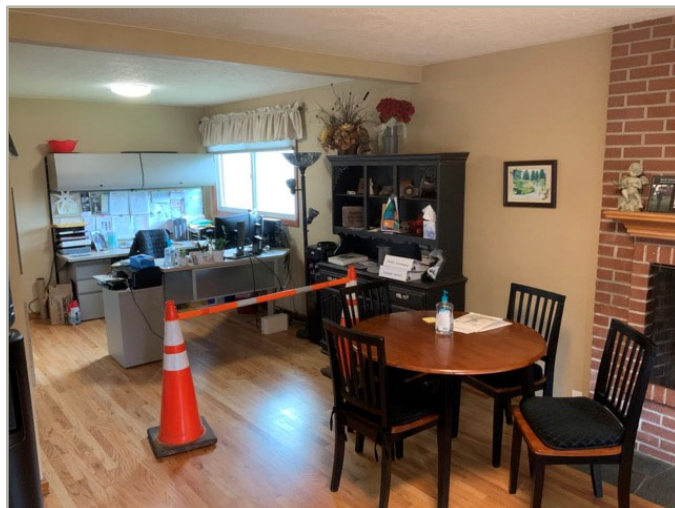
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,689,500

2. Office House



Office House: Systems Summary

Address	500 Hilda Street; Oregon City, Oregon	
Constructed/Renovated	Unknown / 2012, 2014	
Building Size	1,700 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with wood and vinyl windows	Fair
Roof	Gable construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board Floors: Wood strip, VCT, vinyl sheeting Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Gas-fired water heater Toilet and sinks in restroom	Fair
HVAC	Split-system	Fair
Fire Suppression	Fire extinguishers	Fair

Office House: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended.	
Key Issues and Findings	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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	-	\$11,900	\$104,500	\$56,900	\$119,200	\$292,500

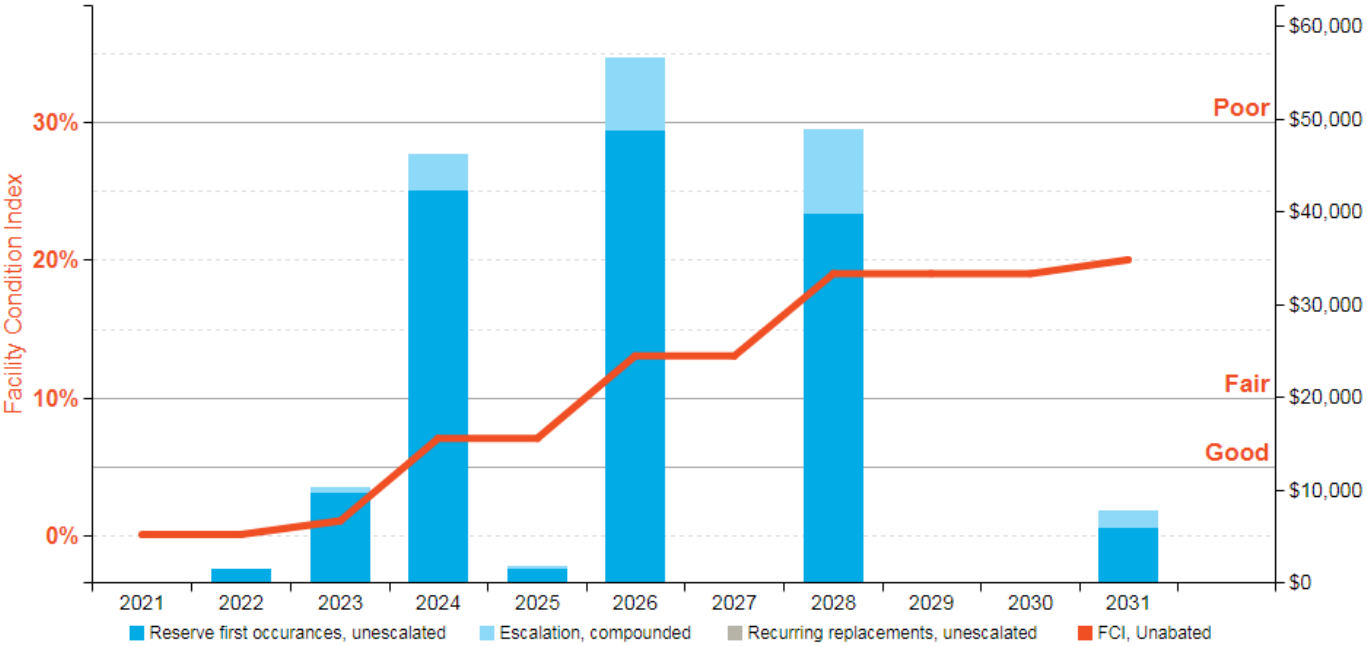


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

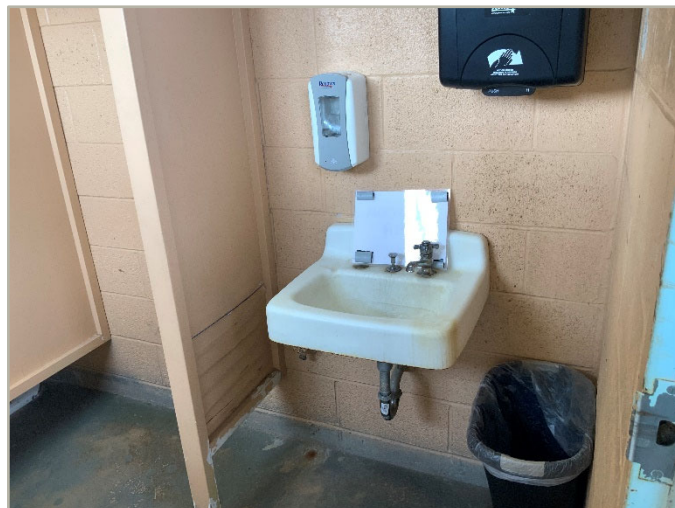
Office House: Needs by Year with Unaddressed FCI Over Time

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	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 Floors: Painted/coated Ceilings: Painted wood	Poor
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Supplemental components: Wall-mounted electric heaters	Fair
Fire Suppression	None	--

Restrooms: Systems Summary

Electrical	Source & Distribution: Fed from office house Interior Lighting: T-8	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended.	
Key Issues and Findings	Chipped and peeling interior wall paint, worn and faded interior floor coating	

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$5,708	-	\$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
TOTALS	-	\$1,200	\$20,600	\$3,900	\$4,400	\$30,100

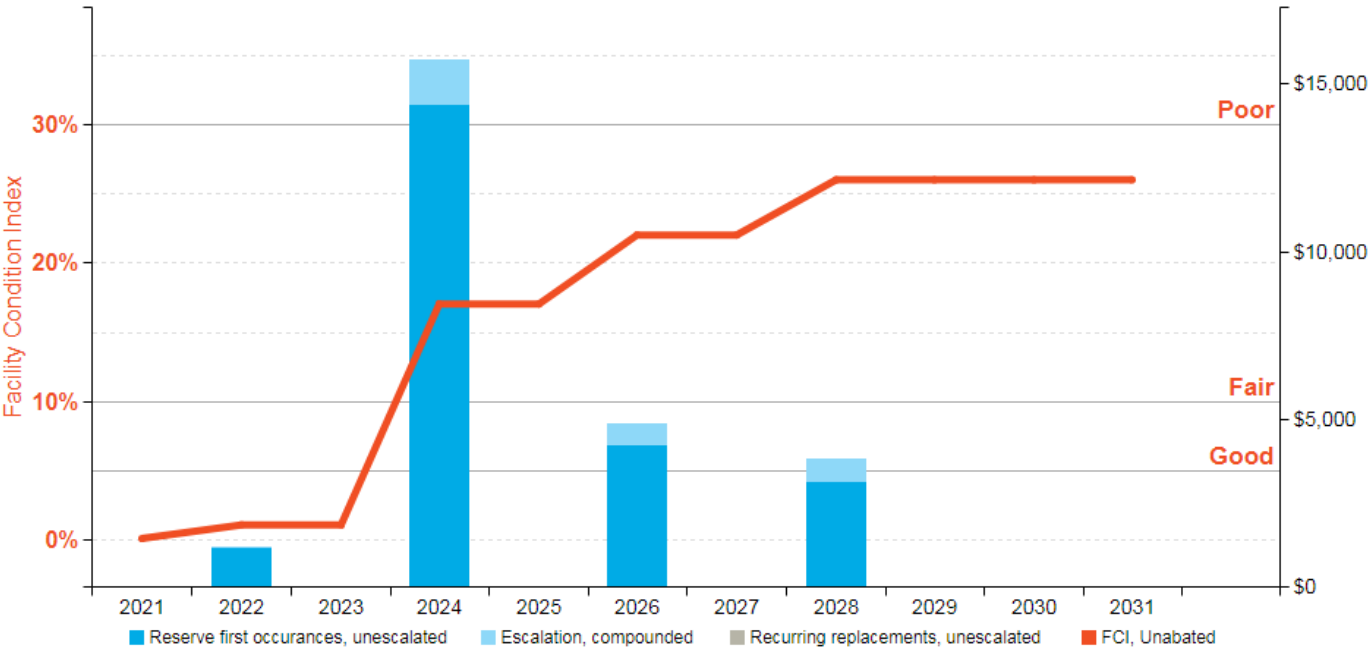


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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

Address	500 Hilda Street; Oregon City, Oregon	
Constructed/Renovated	Unknown	
Building Size	1,100 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame	Good
Façade	Metal siding with overhead doors	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	--
Elevators	None	--
Plumbing	None	--
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Fed from office house Interior Lighting: T-8	Fair

Maintenance Shop: Systems Summary

Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	NA	
Key Issues and Findings	Dented and damaged segments of exterior metal siding	

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$29,236	-	-	\$29,236
Roofing	-	-	-	-	\$34,228	\$34,228
Electrical	-	-	\$9,946	-	-	\$9,946
TOTALS	-	-	\$39,200	-	\$34,300	\$73,500

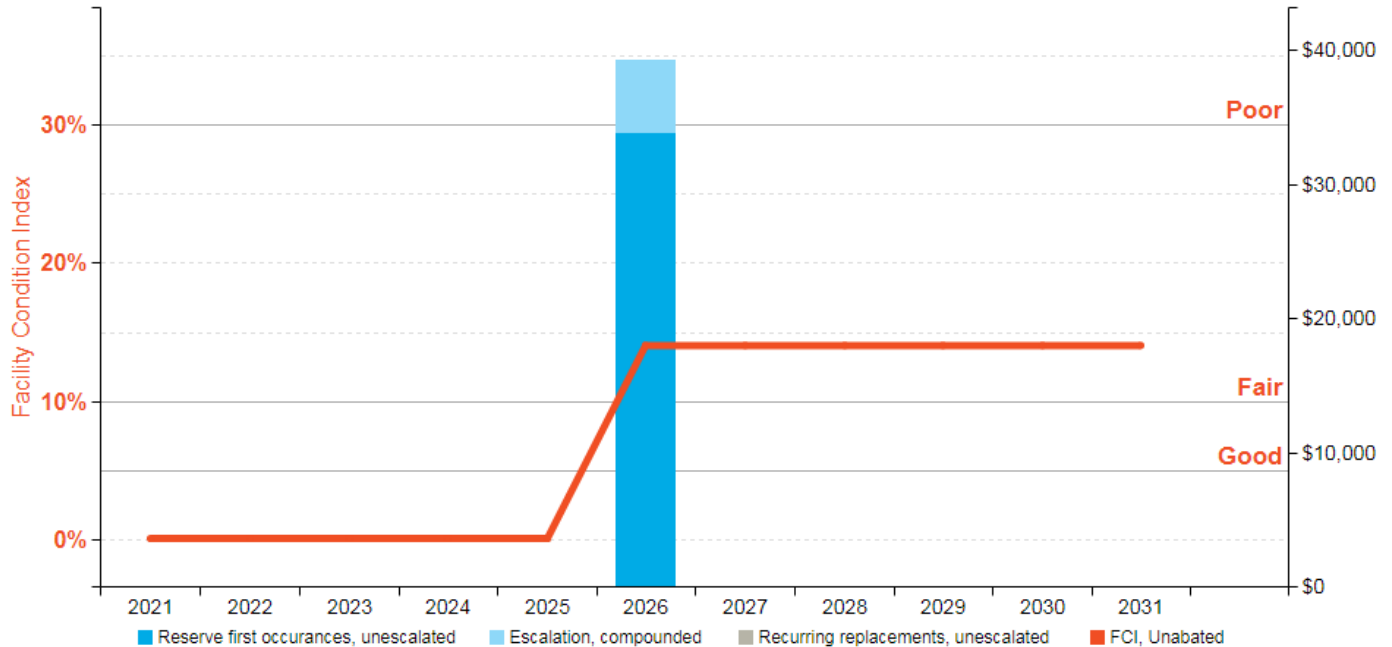


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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

Address	500 Hilda Street; Oregon City, Oregon - (Southern portion of site)	
Constructed/Renovated	Unknown, Various dates	
Building Size	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	
Number of Stories	One on each building	
System	Description	Condition
Structure(s)	Concrete supporting walls	Good
Façade(s)	Decorative Concrete, marble panels	Fair
Roof	Flat concrete construction with modified bituminous finish, portions of sloped metal between the connection of mausoleums 6 and 7	Fair
Interiors	Walls: Painted concrete, marble Floors: Concrete Ceilings: Painted concrete	--
Elevators	None	--
Plumbing	Sink in Mausoleum 1	Poor
HVAC	None	--
Fire Suppression	None	--
Electrical	Exterior Lighting: Minimal	Fair

Mausoleums: Systems Summary

Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	NA	
Key Issues and Findings	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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	-	\$398,700	\$16,200	\$45,500	\$25,200	\$485,600

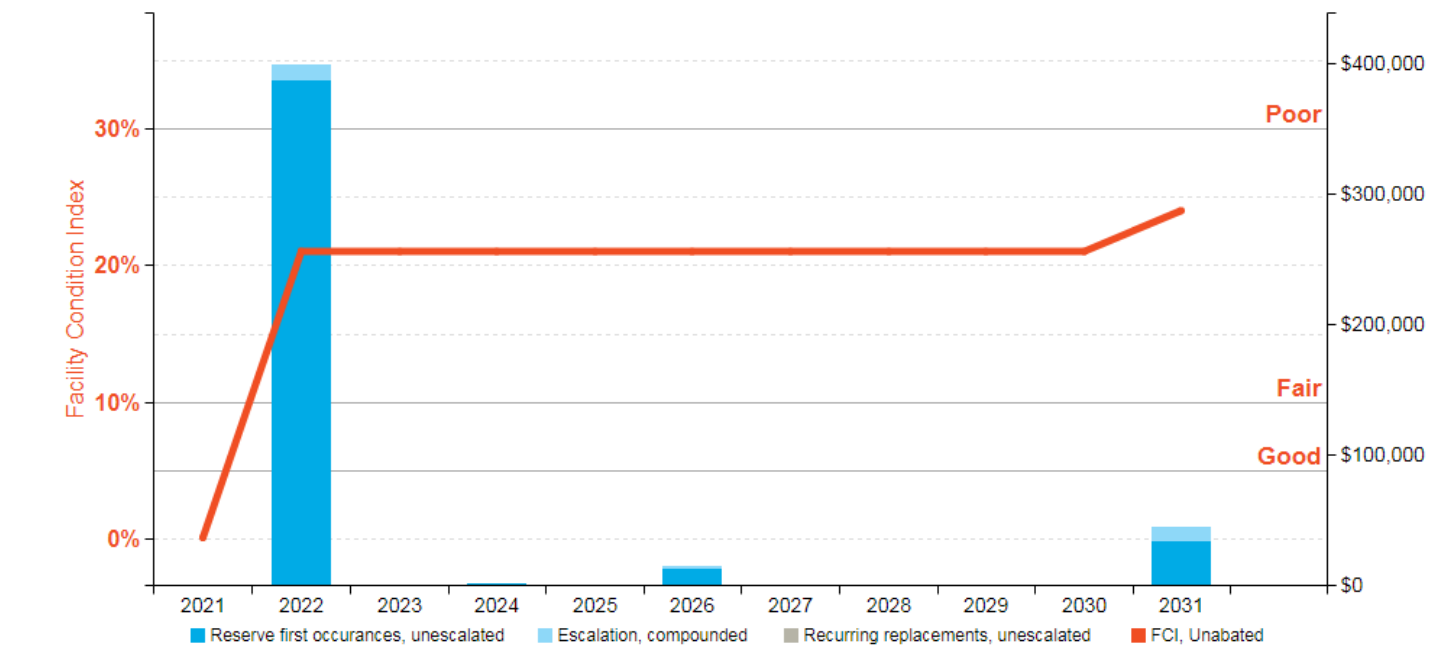


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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

Landscaping and Topography	Heavy landscaping features Irrigation present Low to moderate site slopes throughout, Severe site slopes along southwest boundary
On-Site Vehicular Paving	Asphalt parking areas and drive lanes with traffic markings
Pedestrian paving and Trails	Concrete sidewalks/walkways
On-Site Amenities	Chain link fencing, metal tube fencing, benches, trash receptacles, decorative fountains
Ancillary Buildings	Mausoleums, decommissioned shop building
Storm Water Management	Surface drainage to developed and undeveloped surroundings
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 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

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
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
TOTALS	\$89,900	\$200,400	\$2,287,600	\$403,600	\$384,500	\$3,366,000



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



Scope

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

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



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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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 & 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

Aerial Site Plan



**BUREAU
VERITAS**

Project Number

148392.21R000-009.017

Source

Google Earth

Project Name

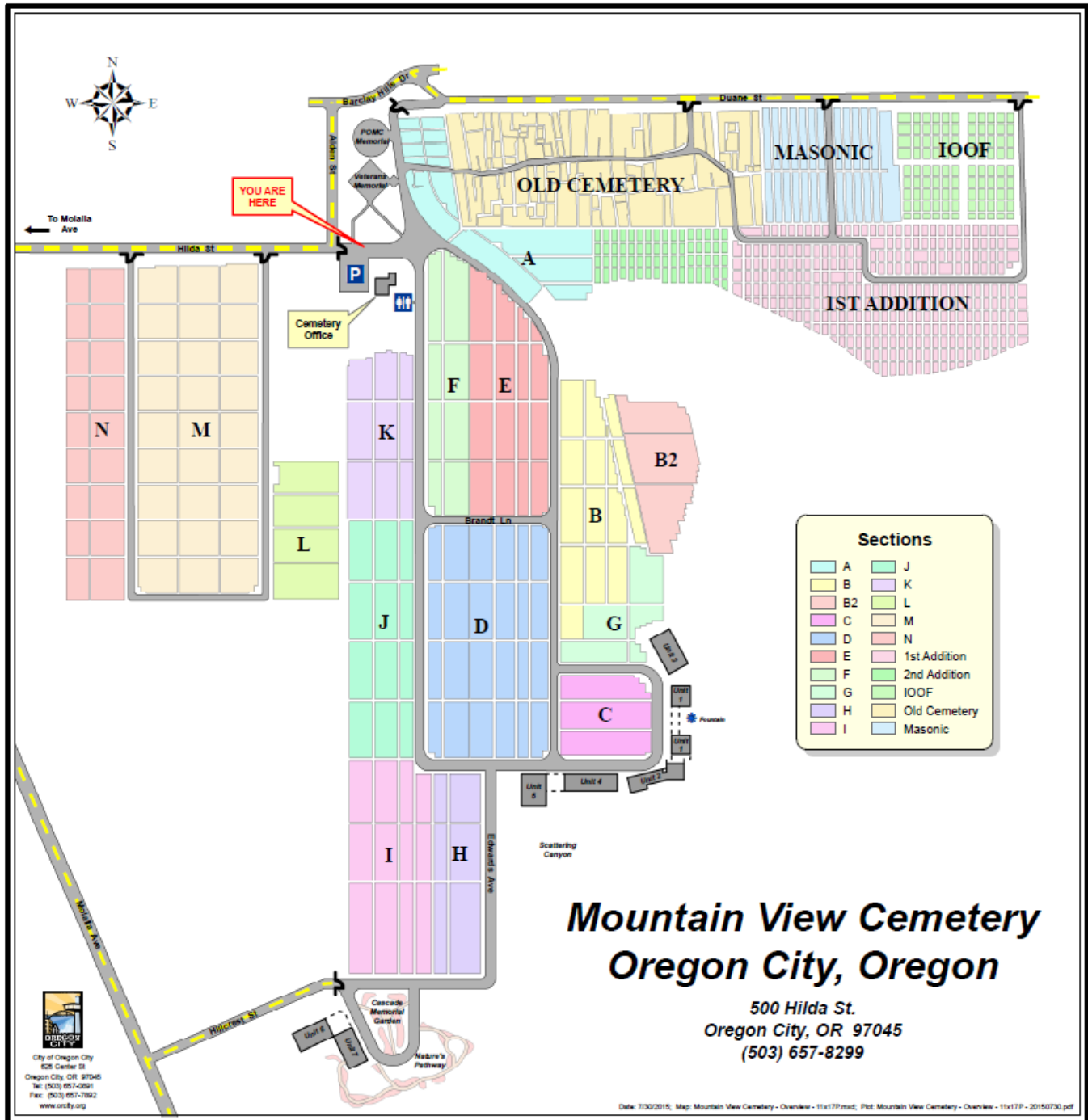
Mt. View Cemetery
Oregon City

On-Site Date

March 08, 2021



Site Plan



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**

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 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 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 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

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 (ADA study recommended)	Moderate Issues (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

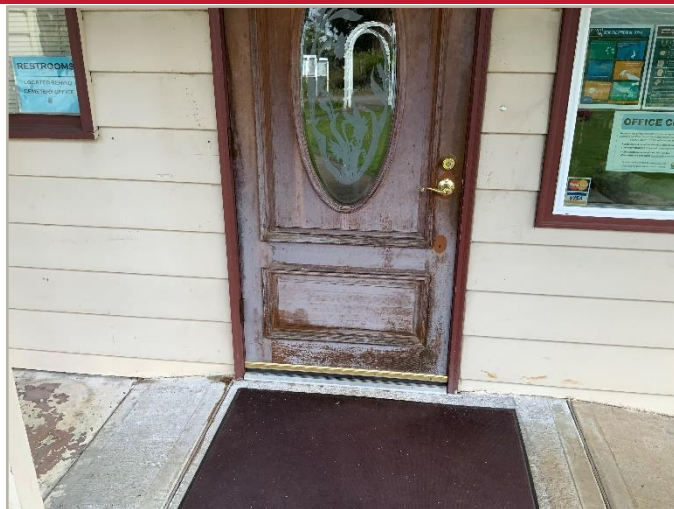
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Dedicated Parking		NA		
Exterior Route				☒
Building Entrances				☒
Interior Route				☒
Elevators		NA		
Public Restrooms		NA		
Kitchens/Kitchenettes		NA		
Playgrounds & Pools		NA		

**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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Dedicated Parking		NA		
Exterior Route				☒
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



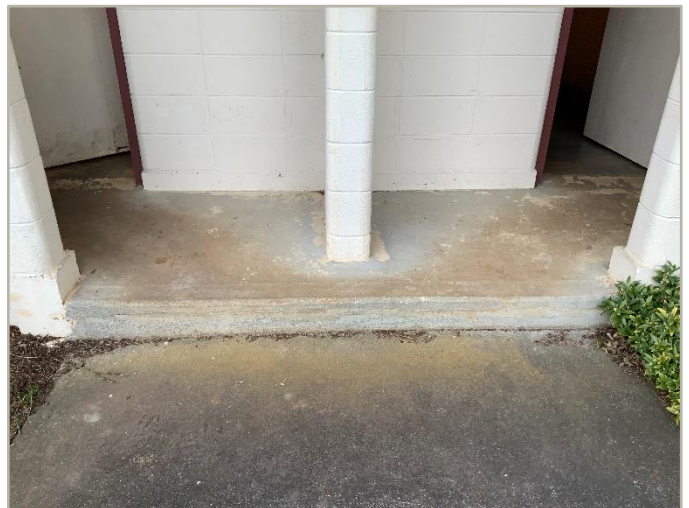
1 – RESTROOM SINK



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 between 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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations - Maneuvering door clearance areas with excessive slopes	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

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						

Component Condition Report | Mt. View Cemetery / Office House

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

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	2922686

Component Condition Report | Mt. View Cemetery / Restrooms

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	2922649

Component Condition Report | Mt. View Cemetery / Site

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

Replacement Reserves Report

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)	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				
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	\$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	\$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)	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	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	\$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)	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	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)	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	2922625	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	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	1400	SF	\$13.00	\$18,200																\$18,200						\$18,200
B2010	2922666	Exterior Walls, Brick, 1-2 Story Building, Replace	50	49	1	20	SF	\$68.90	\$1,378		\$1,378																				\$1,378
B2020	2922626	Window, Wood, up to 15 SF, Replace	30	27	3	6	EA	\$1,040.00	\$6,240				\$6,240																		\$6,240
B2020	2922665	Window, Wood, 16-25 SF, Replace	30	27	3	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	EA	\$2,730.00	\$2,730				\$2,730																		\$2,730
B2050	2922648	Exterior Door, Wood, Solid-Core, Replace	25	20	5	1	EA	\$1,260.00	\$1,260						\$1,260																\$1,260
B2050	2922617	Exterior Door, Steel, Standard, Replace	40	20	20	2	EA	\$780.00	\$1,560																					\$1,560	\$1,560
B3010	2922671	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	1	19	2100	SF	\$4.94	\$10,374																				\$10,374		\$10,374
B3020	2922620	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	190	LF	\$11.70	\$2,223								\$2,223														\$2,223
C1030	2922643	Interior Door, Wood, Hollow-Core Residential, Replace	20	17	3	9	EA	\$520.00	\$4,680				\$4,680																		\$4,680
C2010	2922669	Wall Finishes, any surface, Prep & Paint	10	5	5	3400	SF	\$1.95	\$6,630						\$6,630										\$6,630						\$13,260
C2030	2922642	Flooring, Wood, Strip, Replace	30	28	2	400	SF	\$19.50	\$7,800			\$7,800																			\$7,800
C2030	2922621	Flooring, Vinyl Tile (VCT), Replace	15	13	2	300	SF	\$6.50	\$1,950			\$1,950														\$1,950					\$3,900
C2050	2922654	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	49	1	10	SF	\$10.40	\$104		\$104																				\$104
C2050	2922653	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1700	SF	\$2.60	\$4,420						\$4,420										\$4,420						\$8,840
D2010	2922629	Water Heater, Gas, Residential, Replace	15	12	3	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	SF	\$14.30	\$24,310								\$24,310														\$24,310
D2010	2922622	Shower, Fiberglass, Replace	20	15	5	1	EA	\$2,080.00	\$2,080						\$2,080																\$2,080

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
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	\$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	\$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

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
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	\$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	\$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

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		
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



**BUREAU
VERITAS**

prepared for

City of Oregon City
625 Center Street
Oregon City, Oregon 97045
Kendall Reid



Old Canemah Park
300 3rd 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

BV CONTACT:

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800.733.0660 x6554
Jim.cave@bvna.com

BV PROJECT #:

148392.21R000-031.0017

DATE OF REPORT:

July 15, 2021

ON SITE DATE:

March 24, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

1. Executive Summary

Park Overview and Assessment Details

General Information	
Property Type	Naturally vegetated habitat
Main Address	300 3 rd 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 Asst. Parks and Recreation Director 503.496.1565 Phone dconrad@orccity.org
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, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Park Findings and Deficiencies

Historical Summary

Old Canemah Park is located at 150 3rd 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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$105,000	-	\$113,900	\$16,900	\$9,000	\$244,800

Immediate Needs

Facility/Building	Total Items	Total Cost
Old Canemah Park	2	\$105,000
Total	2	\$105,000

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
Total (2 items)							\$105,000



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

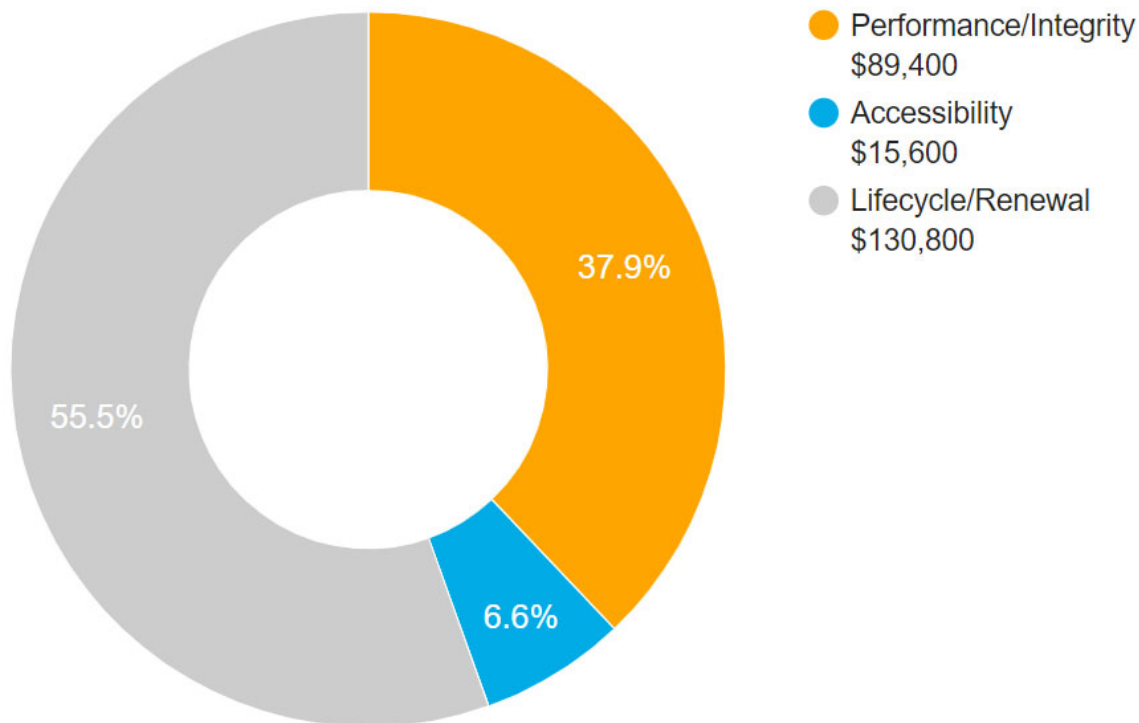
Plan Types

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

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)



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 Irrigation not present 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

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



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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 3rd 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:



Tammy Prusa,
Technical Report Reviewer for
James A. Cave,
Program Manager
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1	PROPERTY SIGN
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2	OVERVIEW OF ENTRANCE
---	----------------------



3	TRAIL
---	-------



4	TRAIL
---	-------



5	SHED
---	------



6	ASPHALT SIDEWALK
---	------------------

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-031.017	Old Canemah Park	
	Source	On-Site Date	
	Orcity.org	March 24, 2021	

THE PRE-SURVEY QUESTIONNAIRE WAS
NOT RETURNED TO BV

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
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



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 ?			×	
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 ?			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) ?			×	
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Abbreviated Accessibility Checklist

Playgrounds & 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 ?			✗	

Component Condition Report | Old Canemah 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, 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	\$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	\$0	\$244,603										
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
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



**BUREAU
VERITAS**



Park Place Park
16180 Front Avenue
Oregon City, Oregon 97045

PREPARED BY:

Bureau Veritas
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BV PROJECT #:

148392.21R000-032.017

DATE OF REPORT:

July 16, 2021

ON SITE DATE:

March 16, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orccity.org
On-site Point of Contact (POC)	Jon Waverly, Facilities Maintenance Specialist 503.519.0377 jwaverly@orccity.org
Assessment and Report Prepared By	Konnye Zavala
Reviewed By	Tammy Prusa, Technical Report Reviewer for Jim Cave Program Manager Jim.cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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
Total	4	\$18,800

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
Total (3 items)							\$18,200

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
Total (1 items)							\$600

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**

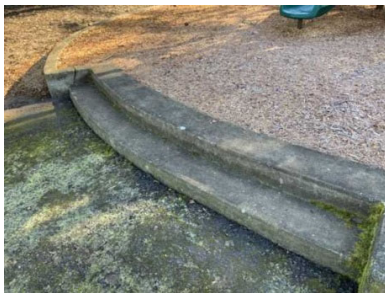
Priority Score: **81.9**

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

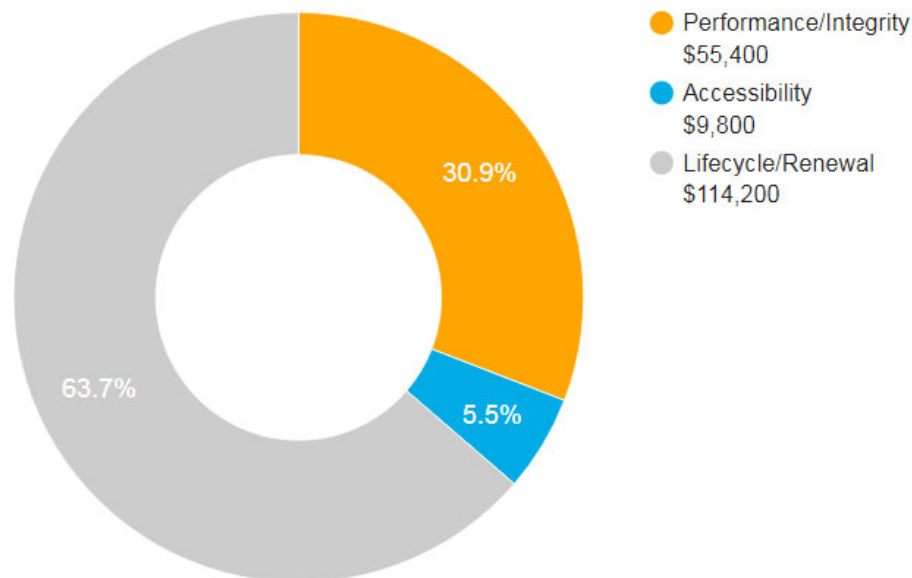
Plan Types

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

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)



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 Floors: Ceramic tile, Unfinished Ceilings: Wood panel	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Fair

Restroom Building: Systems Summary

HVAC	N/A	--
Fire Suppression	N/A	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 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	The gutters are in failed condition and it is recommended to be replaced immediately.	

Restroom Building: Systems Expenditure Forecast

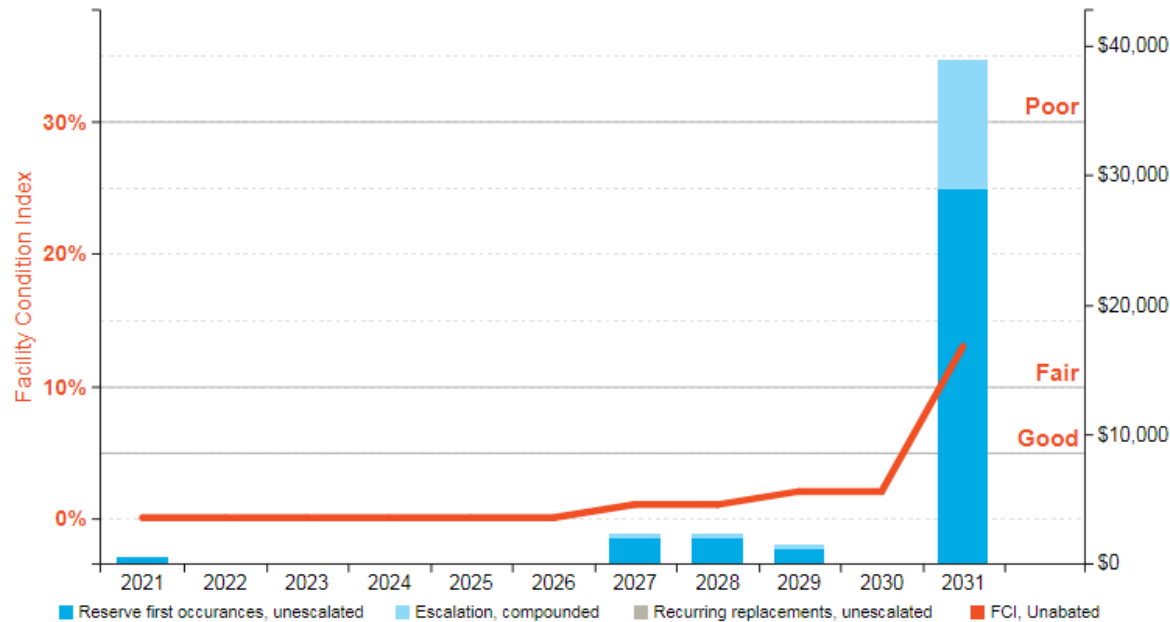
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	\$68,298	\$68,298
Roofing	\$585	-	-	\$20,440	\$11,587	\$32,612
Interiors	-	-	-	\$9,575	\$65,346	\$74,921
Plumbing	-	-	-	\$3,880	\$30,634	\$34,514
HVAC	-	-	-	\$799	-	\$799
Electrical	-	-	-	\$9,783	\$4,050	\$13,833
Site Utilities	-	-	-	\$2,096	-	\$2,096
TOTALS	\$600	-	-	\$46,600	\$180,000	\$227,200

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>
Stairs	Concrete	30 SF	Poor
Parking Lot	Pavement	3500 SF	Fair
Trail	Asphalt	4000 SF	Poor
Playfield Surface	Chips Wood	1500 SF	Good
Play Structure	Multipurpose, large	1 EA	Good
Play Structure	Multipurpose, large	1 EA	Good
Trash Receptacle	Medium-Duty Metal or Precast	1 EA	Fair
Park Bench	Wood/composite/fiberglass	2 EA	Fair
Bike Rack	Fixed 6-10 Bikes	1 EA	Fair

General Site Information			
Signage	Building or Pole Mounted	1 EA	Fair
Pole Light Fixture	LED replacement	3 EA	Fair
ADA Miscellaneous	Level 3 Study	1 EA	N/A
Landscaping and Topography	Limited landscaping features Irrigation present Low to moderate site slopes throughout		Poor
On-Site Vehicular Paving	Asphalt parking areas and drive lanes		Fair
Pedestrian paving and Trails	asphalt pathways		Poor
On-Site Amenities	Playgrounds, park benches ad bike racks.		Fair
Ancillary Buildings	N/A		
Fields and Lots	Wood chip play surface, two large play structures		
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 and potholes, significant sidewalk trip hazards		

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	\$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
TOTALS	\$600	-	-	\$45,100	\$179,000	\$224,700



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



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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:



Tammy Prusa,
Technical Report Reviewer for
James A. Cave,
Program Manager
Jim.cave@bvna.com
800.733.0660 x6554





1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



5

RESTROOM BUILDING FRONT



6

RESTROOM BUILDING LEFT



7

RESTROOM BUILDING REAR



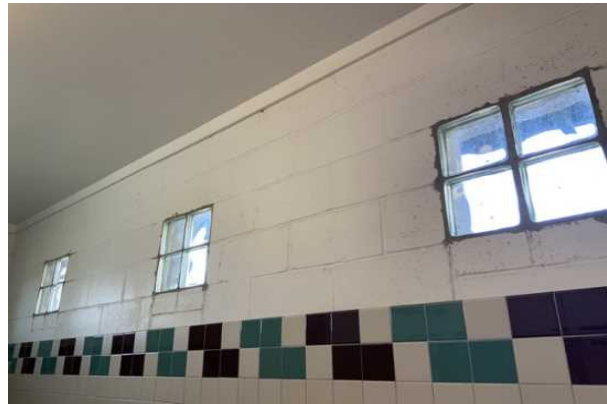
8

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

Site Plan



**BUREAU
VERITAS**

Project Number

148392.21R000-032.017

Source

Google

Project Name

Park Place Park

On-Site Date

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 1996	Renovated 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 backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup 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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route		The only		
Building Entrances	NA			
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms				✗
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools		The trail to get		
Other	NA			

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

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

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Poor	Stairs, Concrete, Exterior	30 SF	2	2929963
Plumbing						
D2010	Irrigation	NA	Backflow Preventer, Domestic Water, 2 IN [No tag/plate found]	1	0	2938928
D2010		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	2929979
Plumbing						

Component Condition Report | Park Place Park / Restroom Building

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

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.

Park 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.

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

City of Oregon City
625 Center Street
Oregon City, Oregon 97045
Kendall Reid



Pioneer Center
615 5th Street
Oregon City, Oregon 97045

PREPARED BY:

*Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
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BV PROJECT #:

148392.21R000-002.017

DATE OF REPORT:

July 15, 2021

ON SITE DATE:

March 12, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community Center
Main Address	615 5 th Street, Oregon City, Oregon 97045
Site Developed	1976 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 503.496.1565 dconrad@orccity.org
On-site Point of Contact (POC)	Anne Crandall
Assessment and Report Prepared By	Jonathan Levine
Reviewed By	James Bryant Project Manager Jamie.Bryant@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

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

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 | Pioneer Community Center (1979)

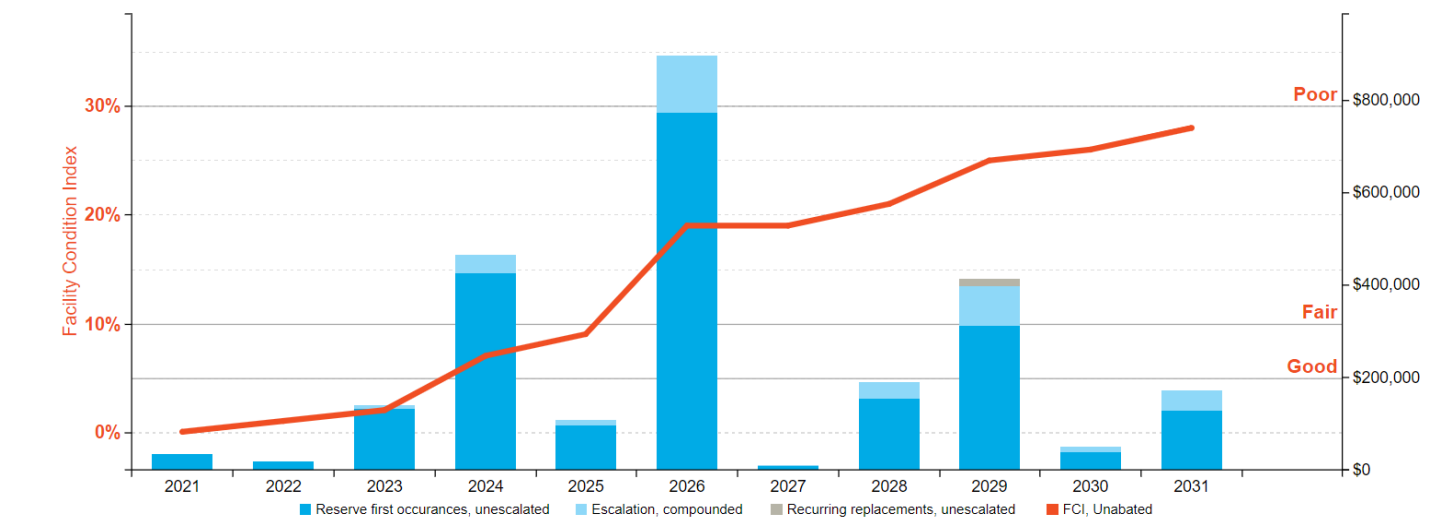
<i>Replacement Value</i> \$ 8,928,000	<i>Total SF</i> 16,000	<i>Cost/SF</i> \$ 558	
Current FCI	\$ 33,800		0.4 %
3-Year	\$ 657,300		7.4 %
5-Year	\$ 1,659,500		18.6 %
10-Year	\$ 2,493,600		27.9 %

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**

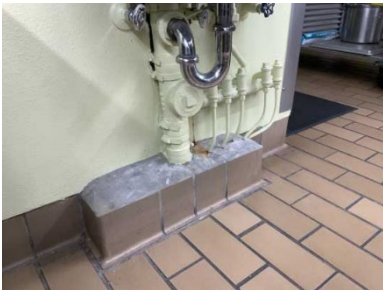
Priority Score: **89.7**

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.

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: \$19,500

\$\$\$\$

Staff reportedly mentioned unit has possibility of imminent failure and should be replaced immediately. - AssetCALC ID: 2927901



Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
Pioneer Center Throughout building

Uniformat Code: C2051
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

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

Full System Install/Retrofit, Medium
Density/Complexity
Pioneer Center Throughout building

Uniformat Code: D4011
Recommendation: **Install in 2025**

Priority Score: **60.6**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$91,000

\$\$\$\$

Only the downstairs is protected by a sprinkler suppression system. - AssetCALC ID: 2949007

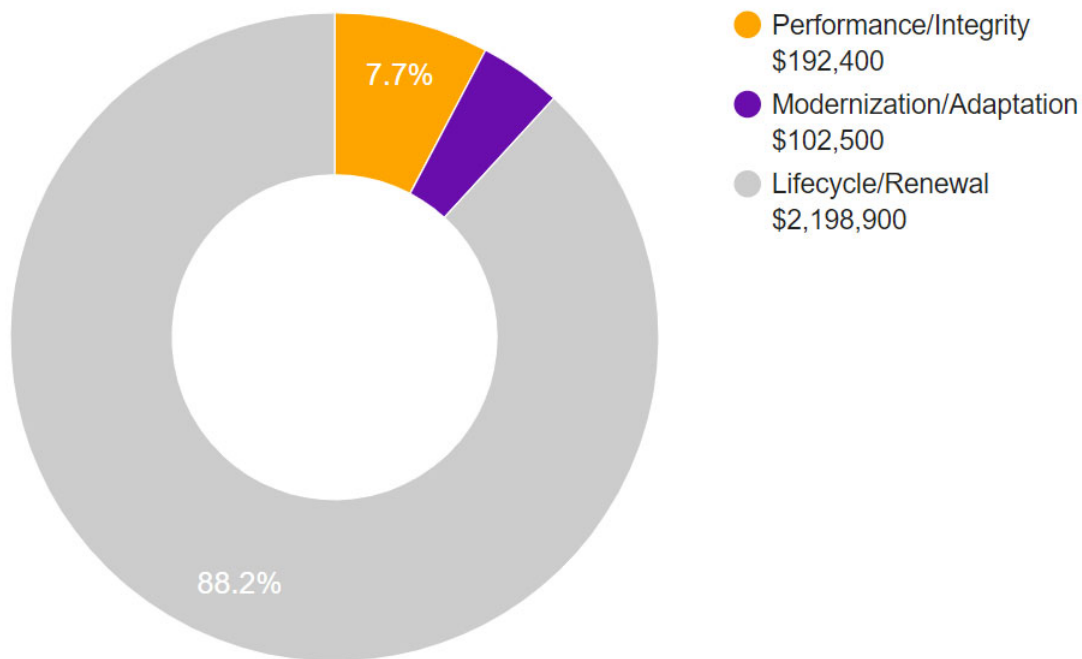
Plan Types

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

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in 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: \$2,493,800

2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and wood framed structure in a concrete foundation	Good
Façade	Brick and stucco with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Shed construction with metal finish	Poor
Interiors	Walls: Painted gypsum board, FRP, unfinished Floors: Carpet, faux-wood, rubber compound, vinyl sheeting, ceramic tile Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Gas-fired water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual packaged units, split systems Supplemental components: make-up air unit, suspended electric unit heater	Fair
Fire Suppression	Dry-pipe sprinkler system; hydrants, fire extinguishers, kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard Interior Lighting: T-8, T-12, CFL	Fair

Systems Summary		
Fire Alarm	Alarm panel, smoke detectors, alarms, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Brick retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Sagging ceiling, First Floor lacks fire sprinkler suppression system, bulging concrete around pipes	

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$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
TOTALS	\$33,800	\$158,600	\$1,467,100	\$834,200	\$1,099,500	\$3,593,200

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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 5th 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.

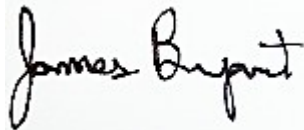
No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

Reviewed by:



James Bryant,
Technical Report Reviewer for
James A. Cave,
Program Manager
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800.733.0660 x6554



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



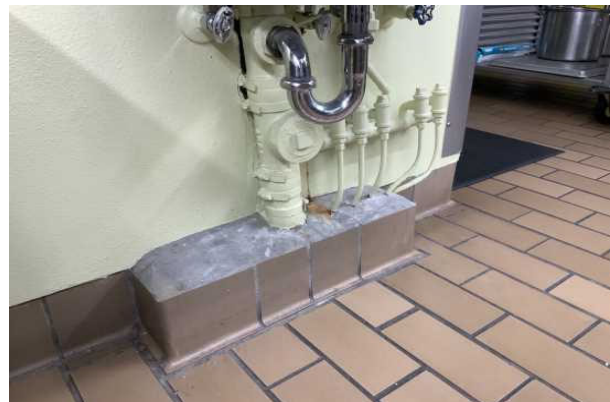
20

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
----	------------------



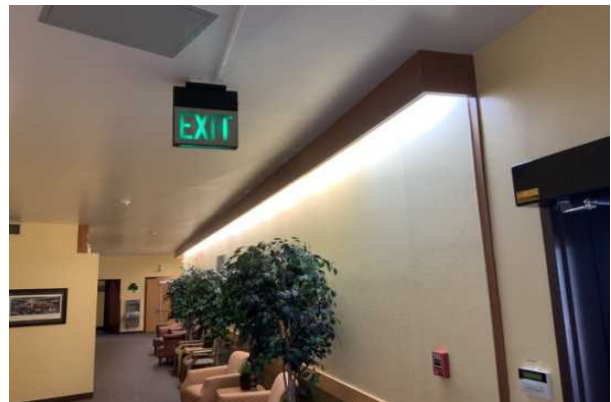
31	MAIN DISTRIBUTION PANEL
----	-------------------------



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

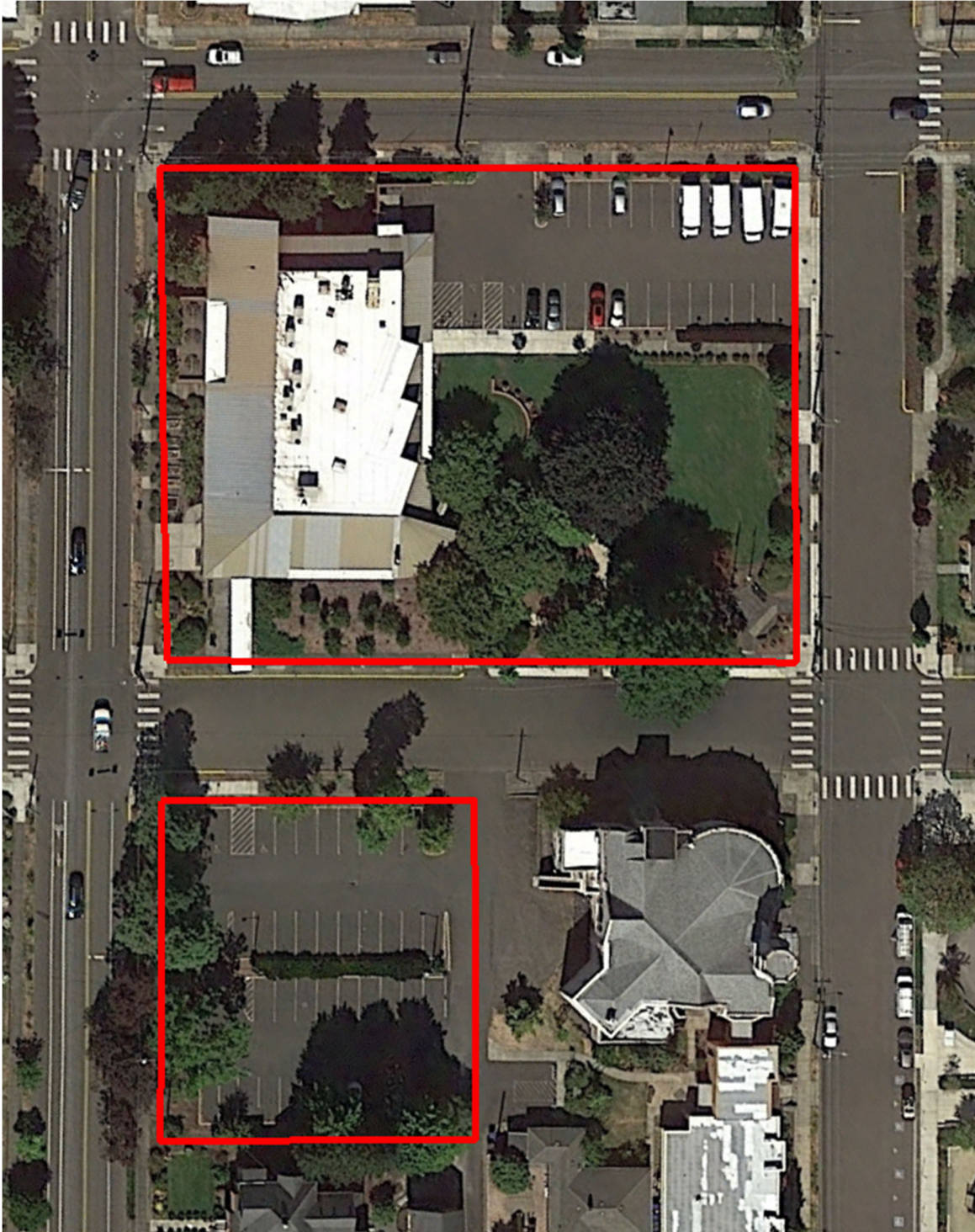
SITE POLE LIGHT



42

EXTERIOR BUILDING MOUNTED
LIGHT

Site Plan



**BUREAU
VERITAS**

Project Number

148392.21R000-002.017

Source

Google Earth

Project Name

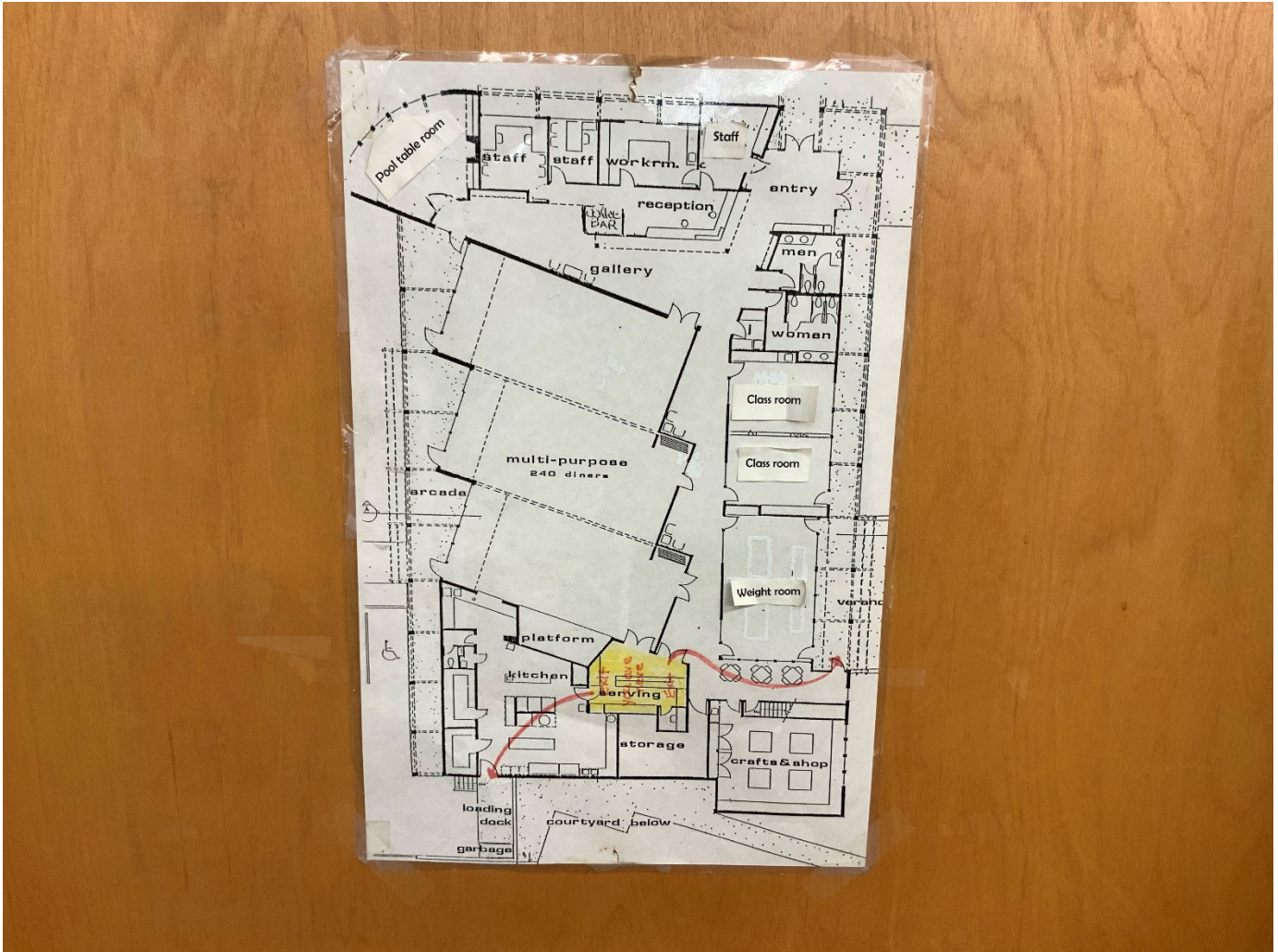
Pioneer Center

On-Site Date

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.

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")

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

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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				☒
Exterior Route				☒
Building Entrances				☒
Interior Route				☒
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

Pioneer Community Center Accessibility: Photographic Overview



1 - ACCESSIBLE PARKING AREA



2 - ACCESSIBLE PARKING AREA



3 - EXTERIOR RAMP



4 - CURB CUT



5 - MAIN ACCESSIBLE ENTRANCE

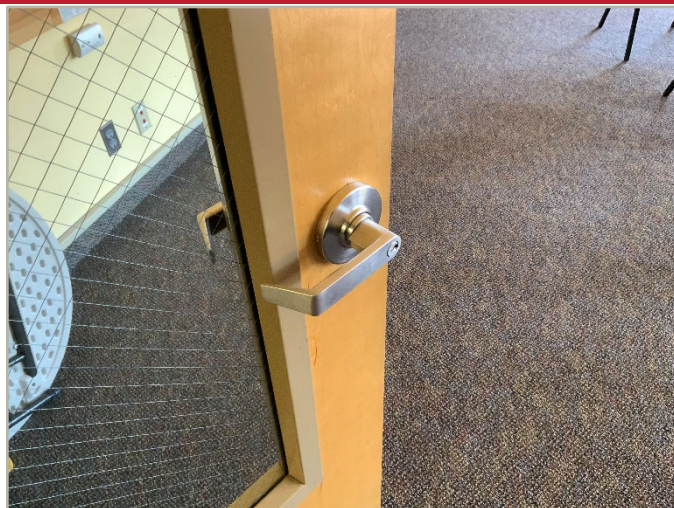


6 - ALTERNATE ACCESSIBLE ENTRANCE

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 between 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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Component Condition Report | Pioneer Community Center

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	2927954
D2010	Boiler room	Fair	Pump, Circulation, Domestic Water	1	5	2927962

Component Condition Report | Pioneer Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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	2927937
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	5	2927914

Component Condition Report | Pioneer Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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
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							\$8,190									\$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							\$16,900
B2020	2927908	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	25	EA	\$1,235.00	\$30,875															\$30,875							\$30,875
B2020	2927992	Storefront, Glazing & Framing, Replace	30	23	7	400	SF	\$71.50	\$28,600							\$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															\$14,300
B2050	2927971	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	25	18	7	10	EA	\$1,105.00	\$11,050							\$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															\$20,280
B2050	2927906	Exterior Door, Steel, Standard, Replace	40	25	15	1	EA	\$780.00	\$780															\$780							\$780
B2050	2927909	Exterior Door, Screened Aluminum, Residential, Replace	10	3	7	1	EA	\$390.00	\$390							\$390										\$390					\$390
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										\$150,280
C1010	2927917	Interior Wall Construction, Movable Partitions, Fabric 6' Height, Replace	25	20	5	80	LF	\$38.22	\$3,058					\$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																	\$3,380
C1030	2927916	Interior Door, Wood, Solid-Core, Replace	40	35	5	32	EA	\$910.00	\$29,120					\$29,120																	\$29,120
C1030	2927898	Interior Door, Steel, Standard, Replace	40	30	10	5	EA	\$780.00	\$3,900										\$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																	\$2,210
C1070	2927941	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	8000	SF	\$4.55	\$36,400					\$36,400																	\$36,400
C1090	2927990	Toilet Partitions, Metal, Replace	20	15	5	2	EA	\$1,105.00	\$2,210					\$2,210																	\$2,210
C1090	2927956	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	2	EA	\$975.00	\$1,950					\$1,950																	\$1,950
C2010	2927972	Wall Finishes, Laminated Paneling (FRP), Replace	30	25	5	9000	SF	\$20.80	\$187,200					\$187,200																	\$187,200
C2010	2927948	Wall Finishes, any surface, Prep & Paint	10	5	5	21000	SF	\$1.95	\$40,950					\$40,950										\$40,950							\$81,900
C2030	2927984	Flooring, Ceramic Tile, Replace	40	37	3	30	SF	\$23.40	\$702				\$702																		\$702
C2030	2927910	Flooring, Ceramic Tile, Replace	40	28	12	500	SF	\$23.40	\$11,700												\$11,700										\$11,700
C2030	2927969	Flooring, Vinyl Sheetting, Replace	15	12	3	370	SF	\$9.10	\$3,367				\$3,367														\$3,367				\$6,734
C2030	2927922	Flooring, Rubber Compound, Replace	15	5	10	300	SF	\$11.70	\$3,510										\$3,510												\$3,510
C2030	2927934	Flooring, Laminate Faux Wood, Replace	15	1	14	5000	SF	\$9.10	\$45,500														\$45,500								\$45,500
C2030	2927931	Flooring, Carpet, Commercial Standard, Replace	10	2	8	7500	SF	\$9.75	\$73,125								\$73,125									\$73,125					\$146,250
C2030	2927943	Flooring, Carpet, Commercial Tile, Replace	10	1	9	2000	SF	\$8.45	\$16,900									\$16,900									\$16,900				\$33,800
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									\$15,600								\$31,200
D2010	2927967	Water Heater, Gas, Commercial (200 MBH), Replace	20	15	5	1	EA	\$21,580.00	\$21,580					\$21,580																	\$21,580
D2010	2927962	Pump, Circulation, Domestic Water, Replace	15	10	5	1	EA	\$3,380.00	\$3,380					\$3,380														\$3,380			\$6,760
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													\$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												\$16,120
D2010	2950511	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	39	1	100	SF	\$25.30	\$2,530		\$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														\$228,800
D2010	2927921	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	27	3	4	EA	\$1,950.00	\$7,800				\$7,800																		\$7,800
D2010	2927946	Urinal, Standard, Replace	30	27	3	2	EA	\$1,430.00	\$2,860				\$2,860																		\$2,860
D2010	2927951	Toilet, Commercial Water Closet, Replace	30	27	3	7	EA	\$1,690.00	\$11,830				\$11,830																		\$11,830
D2010	2927954	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	25	5	4	EA	\$1,430.00	\$5,720					\$5,720																	\$5,720
D2010	2927952	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	5	EA	\$1,560.00	\$7,800					\$7,800																	\$7,800
D2010	2927999	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	2	EA	\$1,040.00	\$2,080					\$2,080																	\$2,080
D2010	2927911	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	20	10	3	EA	\$2,080.00	\$6,240										\$6,240												\$6,240
D2010	2927912	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	\$2,730.00	\$2,730										\$2,730												\$2,730
D2010	2928000	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	5	10	2	EA	\$1,560.00	\$3,120										\$3,120												\$3,120
D3020	2927961	Furnace, Gas, Replace	20	4	16	2	EA	\$3,510.00	\$7,020																\$7,020						\$7,020
D3020	2927926	Unit Heater, Electric, Replace	20	17	3	2	EA	\$2,340.00	\$4,680				\$4,680																		\$4,680
D3030	2927915	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	2	EA	\$6,760.00	\$13,520											\$13,520											\$13,520
D3050	2927901	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$19,500.00	\$19,500	\$19,500																		\$19,500			\$39,000
D3050	2927963	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	\$14,300.00	\$14,300	\$14,300																		\$14,300			\$28,600
D3050	2927989	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	\$62,400.00	\$62,400				\$62,400																		\$62,400
D3050	2927950	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	4	EA	\$9,750.00	\$39,000				\$39,000																		\$39,000
D3050	2927976	HVAC System, Ductwork, Medium Density, Replace	30	20	10	16000	SF	\$5.20	\$83,200										\$83,200												\$83,200
D3060	2927936	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	5	15	1	EA	\$1,560.00	\$1,560														\$1,560								\$1,560
D4010	2927966	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	2000	SF	\$1.95	\$3,900					\$3,900																	\$3,900

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			
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



**BUREAU
VERITAS**

prepared for

City of Oregon City
625 Center Street
Oregon City, Oregon 97045
Kendall Reid



Richard Bloom Tots' Park
802 6th Street
Oregon City, Oregon 97045

PREPARED BY:

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BV PROJECT #:

148392.21R000-033.017

DATE OF REPORT:

July 16, 2021

ON SITE DATE:

March 23, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

1. Executive Summary

Park Overview and Assessment Details

General Information	
Property Type	Small neighborhood park
Main Address	802 6 th 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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orccity.org
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, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Park Findings and Deficiencies

Historical Summary

Richard Bloom Tots' Park is located at 802 6th 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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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	-	-	-	-	-	-
TOTALS	\$600	\$2,800	\$17,000	\$18,600	\$72,600	\$111,600

Immediate Needs

Facility/Building	Total Items	Total Cost
Restroom Building	1	\$500
Total	1	\$500

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
Total (1 items)							\$500

Key Findings



Door Hardware in Poor condition.

School, per Door
Restroom Building Richard Bloom Tots' Park
Restroom

Uniformat Code: C1039
Recommendation: **Replace in 2021**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

\$\$\$\$

Door hardware broken - AssetCALC ID: 2946852

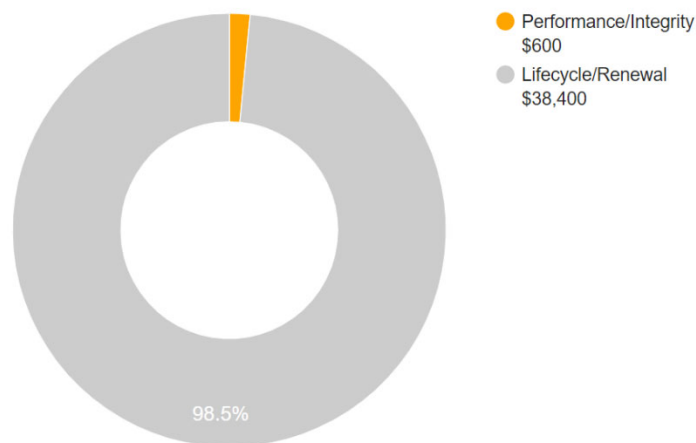
Plan Types

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

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)



10-YEAR TOTAL: \$39,000

2. General Park Summary



General Site Information			
<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
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 Irrigation not present 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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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 6th 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
800.733.0660 x6554



1	OVERVIEW
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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

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	148392.21R000-033.017	Richard Bloom Tots' Park	
	Source	On-Site Date	
	Orcity.org	March 23, 2021	

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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 ?			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 ?			×	
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) ?			X	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & 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 | Richard Bloom Tots’ Park

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

Replacement Reserves Report

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



**BUREAU
VERITAS**

prepared for

City of Oregon City
625 Center Street
Oregon City, Oregon 97045
Kendall Reid



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
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BV PROJECT #:

148392.21R000-034.021

DATE OF REPORT:

April 7, 2021

ON SITE DATE:

March 25, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 503.496.1565 dconrad@orc.org
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 Jim Cave Program Manager jim.cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$9,800	\$6,400	\$14,400	\$165,300	\$680,200	\$876,100



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 \$\$\$

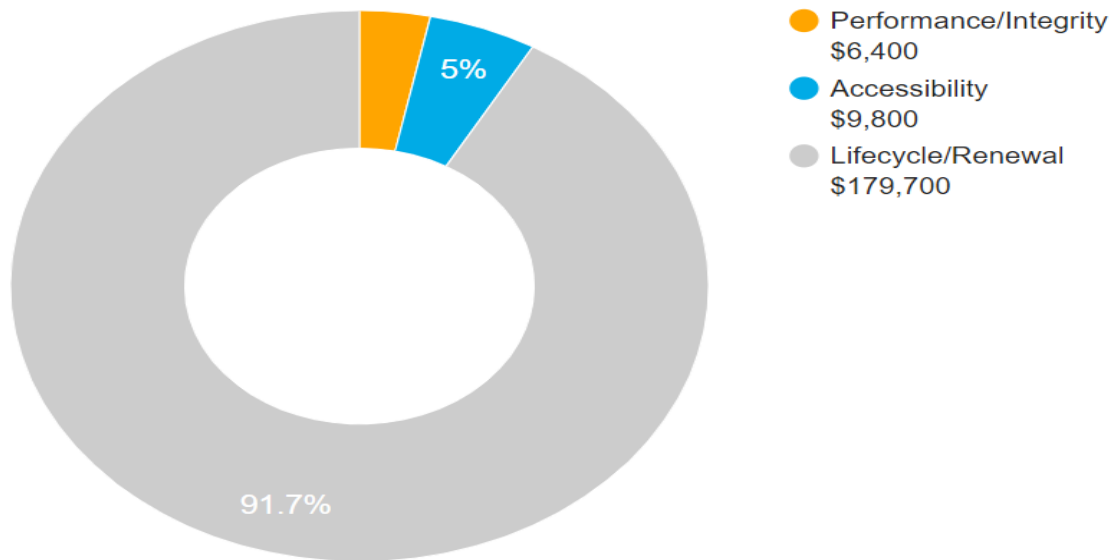
Plan Types

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

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)



10-YEAR TOTAL: \$195,900

2. Restroom Building



Restroom Building: Systems Summary

Address	131 Park Drive, Oregon City, Oregon 97045	
Constructed/Renovated	Unknown	
Building Size	1,200 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and wood-framed roofs	Good
Façade	Wood siding with no windows	Fair
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Painted CMU, ceramic Floors: Concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric water heater Drinking fountain Toilets, urinals, and sinks in all restrooms	Fair

Restroom Building: Systems Summary

HVAC	Bathroom exhaust fans	Fair
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	Spray park equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Key Issues and Findings	No major issues	

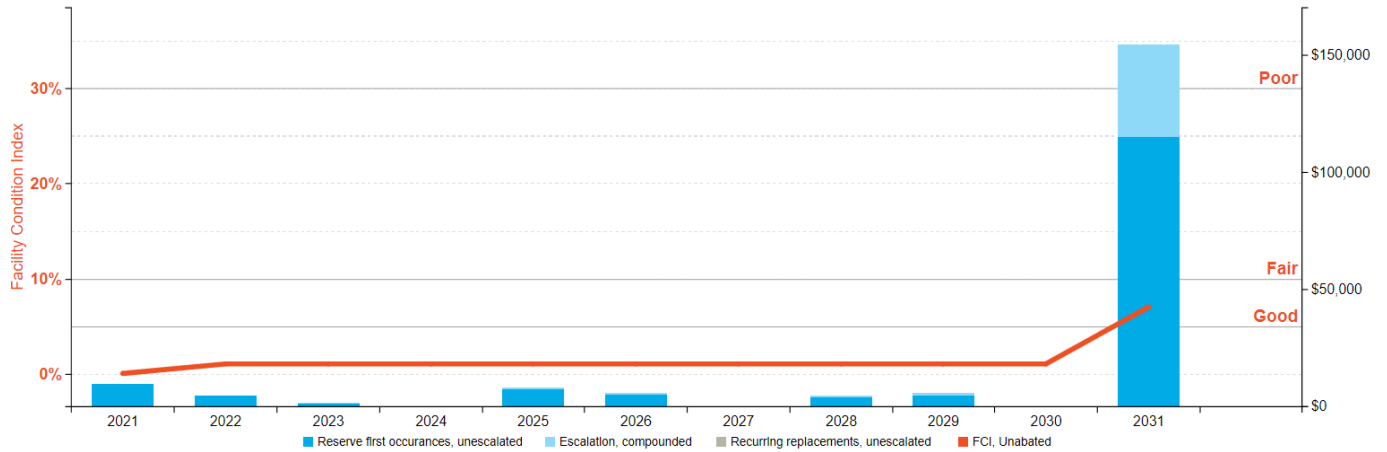


The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

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			
<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Play Structures	Swing sets and multi-purpose	4 EA	Fair
Basketball Court and Tennis Courts	Concrete pavement	1,800 SF	Fair
Gazebos	Metal and wood framed	850 SF	Fair
Softball field	Dugout benches	2 EA	Fair
Landscaping and Topography	Limited landscaping features Irrigation not present Low to moderate site slopes throughout		
On-Site Vehicular Paving	Asphalt street parking areas with concrete parking curbs		
Pedestrian paving and Trails	Concrete sidewalks		
On-Site Amenities	Chain link fencing, picnic tables, benches		
Ancillary Buildings	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. .
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/ Renovated	Prior Study Provided?	Major/Moderate 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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.



Scope

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

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



7. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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



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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.



8. Certification

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.

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1	OVERALL
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2	FRONT ELEVATION
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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



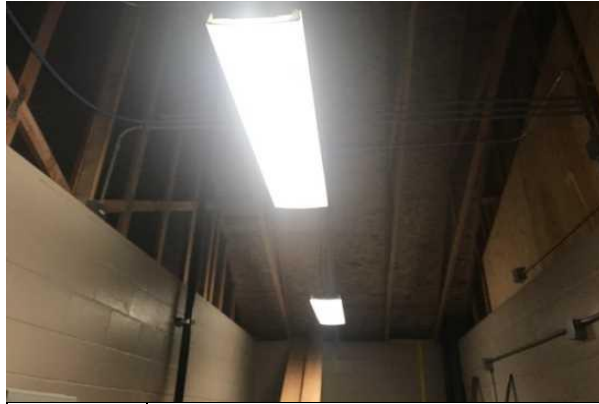
11

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

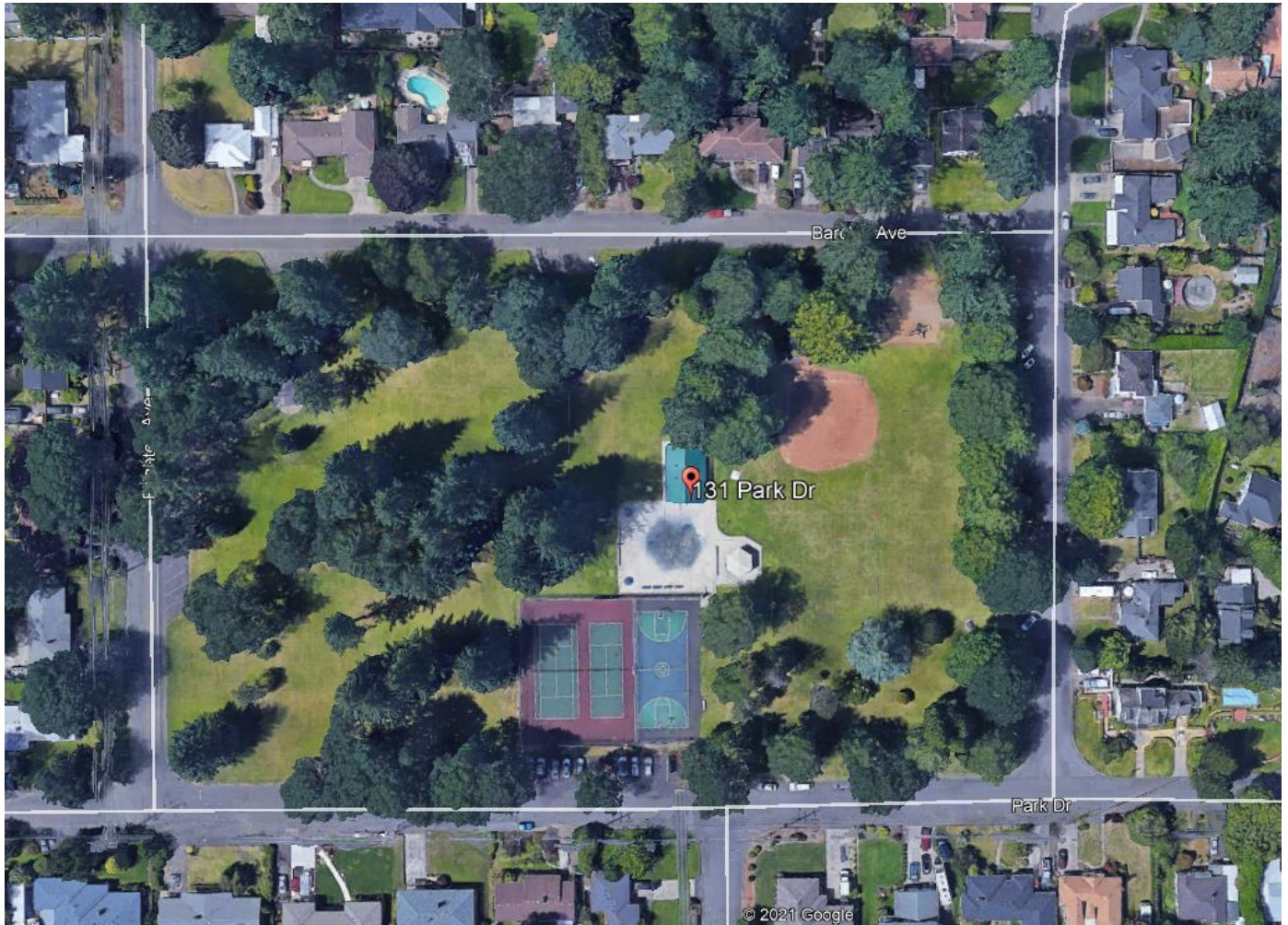


25	STREET PARKING
----	----------------



26	TRASH
----	-------

Aerial Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-034.017	Rivercrest Park City of Oregon City	
	Source	On-Site Date	
	Google	March 25, 2021	

Site Plan



	Project Number	Project Name	
	148392.21R000-034.017	Rivercrest Park City of Oregon City	
	Source	On-Site Date	
	Client	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 & 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 ?			×	
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 ?			X	
8	Are audible and visual floor position indicators provided in the elevator car?			X	
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?			X	

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) ?			×	
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Abbreviated Accessibility Checklist

Playgrounds & 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

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	2942451

Component Condition Report | Rivercrest Park

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

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

Unifor	mat	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		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
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																							

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	\$575,729
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.																																		

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:

Bureau Veritas
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Owings Mills, Maryland 21117
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BV PROJECT #:

148392.21R000-035.0017

DATE OF REPORT:

July 16, 2021

ON SITE DATE:

March 24, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orccity.org
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, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$5,900	-	\$3,600	\$239,800	\$3,700	\$253,000

Immediate Needs

Immediate Needs Report

Facility/Building	Total Items	Total Cost
Singer Creek Park	1	\$5,900
Total	1	\$5,900

Singer Creek Park

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
3145261	Singer Creek Park	Field	G3030	Storm Drainage Components, Catch Basin, Raise Frame & Cover, Modify	Poor	Performance/Integrity	\$5,900
Total (1 items)							\$5,900

Key Findings

Key Findings 1

☒ Include/Exclude



Storm Drainage Components in Poor condition.

Catch Basin, Raise Frame & Cover (Uniformat 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

\$\$\$

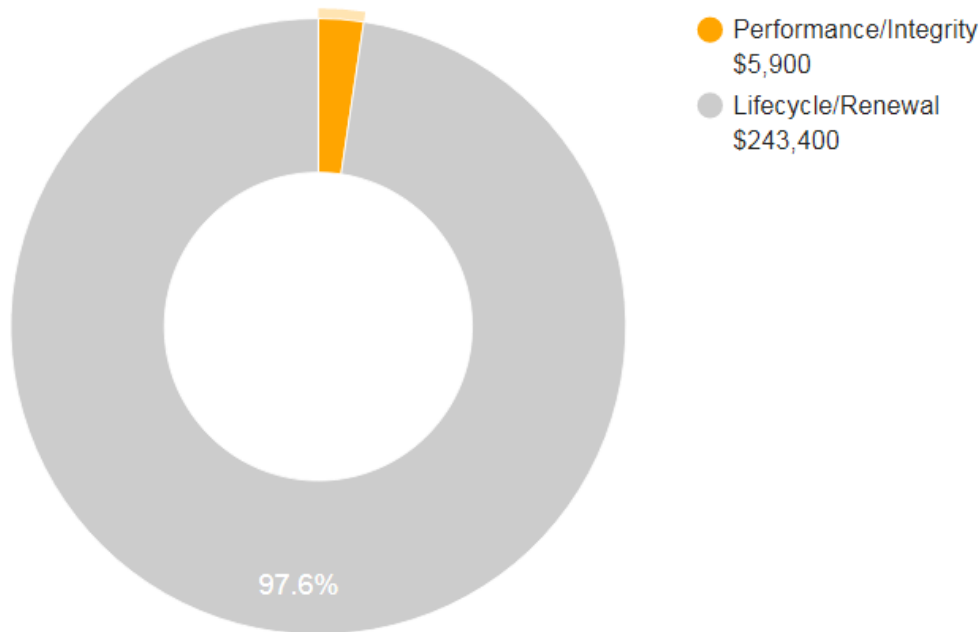
Plan Types

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

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)



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 Irrigation not present 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

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



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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:



Tammy Prusa,
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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



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-035.017	Singer Creek Park	
	Source	On-Site Date	
	Orcity.org	March 24, 2021	

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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?		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



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 ?			×	
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 ?			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	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & 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 ?			✗	

Component Condition Report | Singer Creek Park

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)	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	2951159	Parking Lots, Aggregate/Stone, Surface Gravel	7	4	3	1200	SF	\$1.82	\$2,184					\$2,184							\$2,184							\$2,184				\$6,552
G2030	2948552	Sidewalk, Asphalt, Replace	25	15	10	18750	SF	\$7.15	\$134,063												\$134,063											\$134,063
G2050	2948553	Sports Apparatus, Baseball, Foul Pole, Replace	25	15	10	18	EA	\$1,950.00	\$35,100												\$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											\$3,900
G2060	2948554	Retaining Wall, Treated Timber, Replace	25	15	10	120	SF	\$26.00	\$3,120												\$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.																																

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 (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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orccity.org
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 Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	-	\$251,200	\$56,400	\$34,500	\$240,900	\$583,000

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.

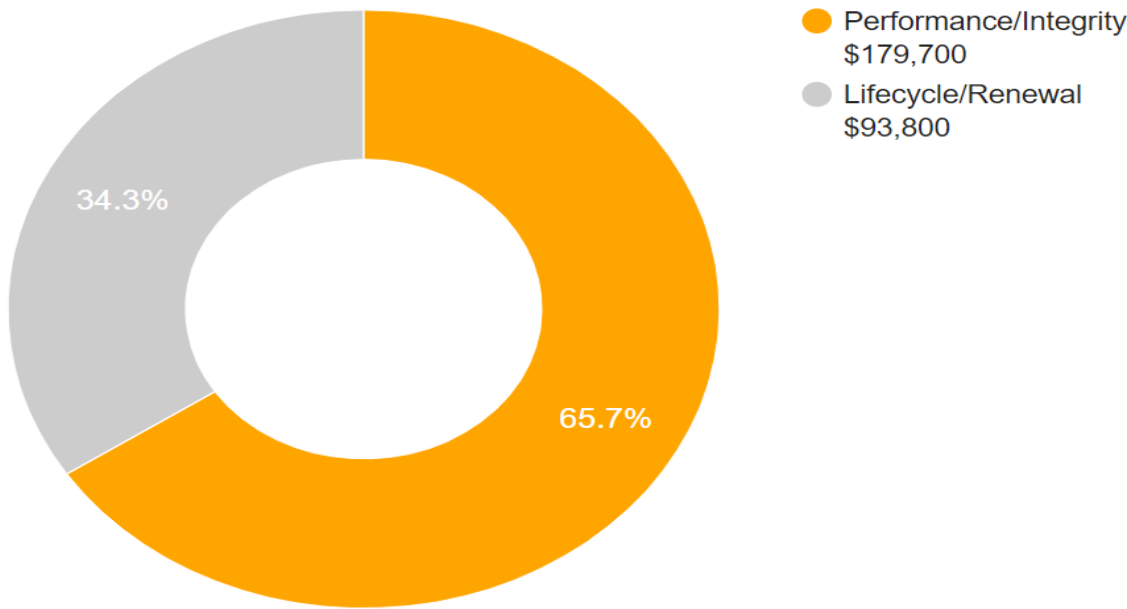
Performance/Integrity

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. Irrigation present 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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview.
- 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
800.733.0660 x6554



1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



5

ANCILLARY BUILDING

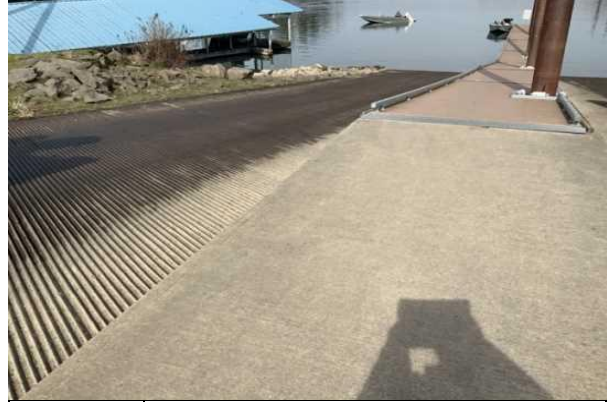


6

UPPER PARKING LOT,
PAVEMENT, ASPHALT



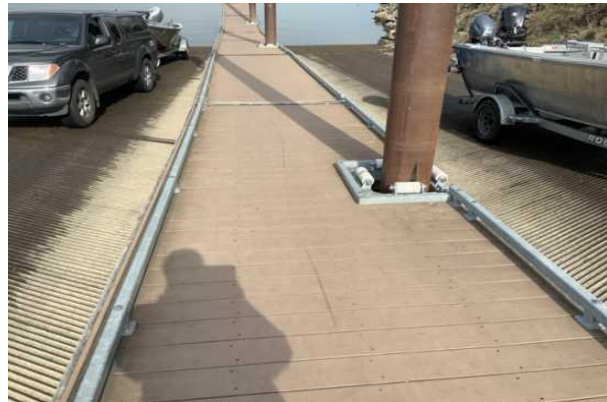
7	LOWER PARKING LOT, PAVEMENT, ASPHALT
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8	SITE RAMP, CONCRETE
---	---------------------



9	TRAIL SURFACE, ASPHALT, OVERLAY
---	------------------------------------



10	LAKE DOCK/PIER
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11	PARK BENCH, METAL POWDER- COATED
----	-------------------------------------



12	TRASH RECEPTACLE, MEDIUM- DUTY METAL
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Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-036.017	Sportcraft Landing 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 2008	Renovated 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 backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				×	
8	Are there any wall, window, basement or roof leaks?				×	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				×	
10	Are your elevators unreliable, with frequent service calls?				×	
11	Are there any plumbing leaks, water pressure, or clogging/backup 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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances	NA			
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms	NA			
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

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

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

Component Condition Report | Sportcraft Landing

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

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)	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
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



**BUREAU
VERITAS**

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:

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BV PROJECT #:

148392.21R000-037.017

DATE OF REPORT:

July 16, 2021

ON SITE DATE:

March 25, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orc.city.oregon.or.us
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, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	\$22,800	\$2,500	-	\$14,100	\$25,800	\$65,200

Immediate Needs

Facility/Building	Total Items	Total Cost
Stafford Park	2	\$22,800
Total	2	\$22,800

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
Total (2 Items)							\$22,800

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

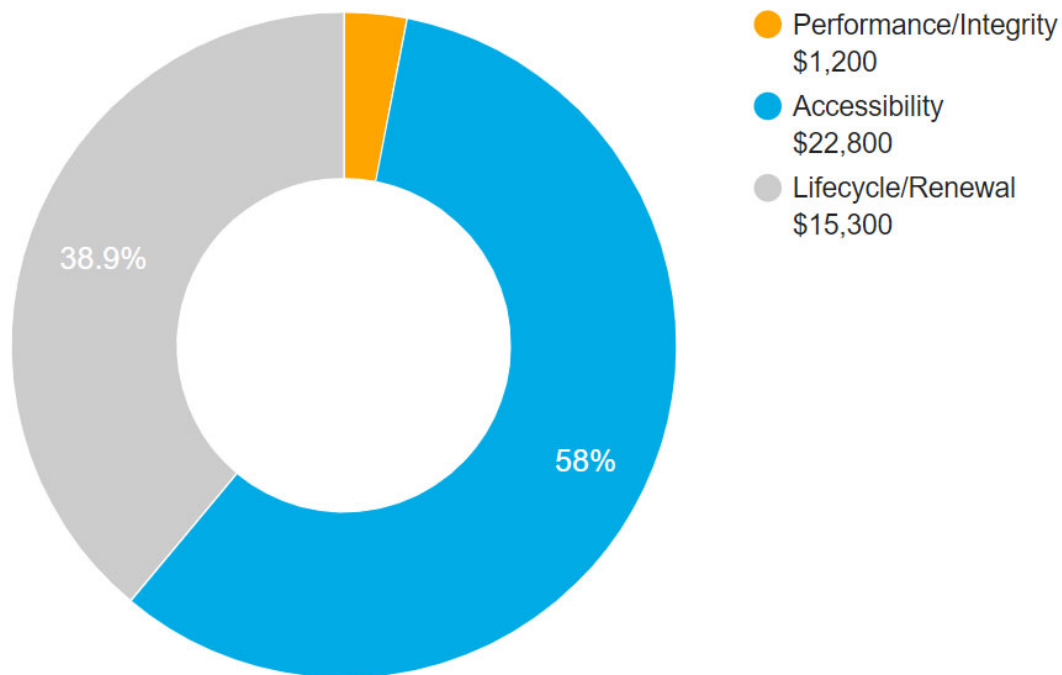
Plan Types

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

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)



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 Irrigation not present 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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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:



Tammy Prusa,
Technical Report Reviewer for
James A. Cave,
Program Manager
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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



**BUREAU
VERITAS**

Project Number

148392.21R000-037.017

Source

Orcity.org

Project Name

Stafford Park

On-Site Date

March 25, 2021



THE PRE-SURVEY QUESTIONNAIRE
WAS NOT RETURNED TO BV

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
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 ?			×	
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) ?			✕	
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Abbreviated Accessibility Checklist

Playgrounds & 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 ?			✗	

Component Condition Report | Stafford Park

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																																
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										
Uniformal Code	ID	Cost Description		Lifespan (EUL)	E	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.																																

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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:

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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 503.657.0891 dconrad@orccity.org
On-site Point of Contact (POC)	Jon Waverly, Facilities Maintenance Specialist 503.519.0377 jwaverly@orccity.org
Assessment and Report Prepared By	Konnye Zavala, Project Manager
Reviewed By	James A. Cave Program Manager Jim.cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	\$11,160	-	\$2,130	\$4,999	\$20,155	\$38,444
Site Pavement	-	-	-	-	\$16,905	\$16,905
TOTALS	\$11,200	-	\$2,200	\$5,000	\$37,100	\$55,500

Immediate Needs

Immediate Needs Report

Facility/Building	Total Items	Total Cost
Straight Cemetery	2	\$11,100
Total	2	\$11,100

Straight Cemetery

ID	Location	Location Description	UF 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
Total (2 items)							\$11,100

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

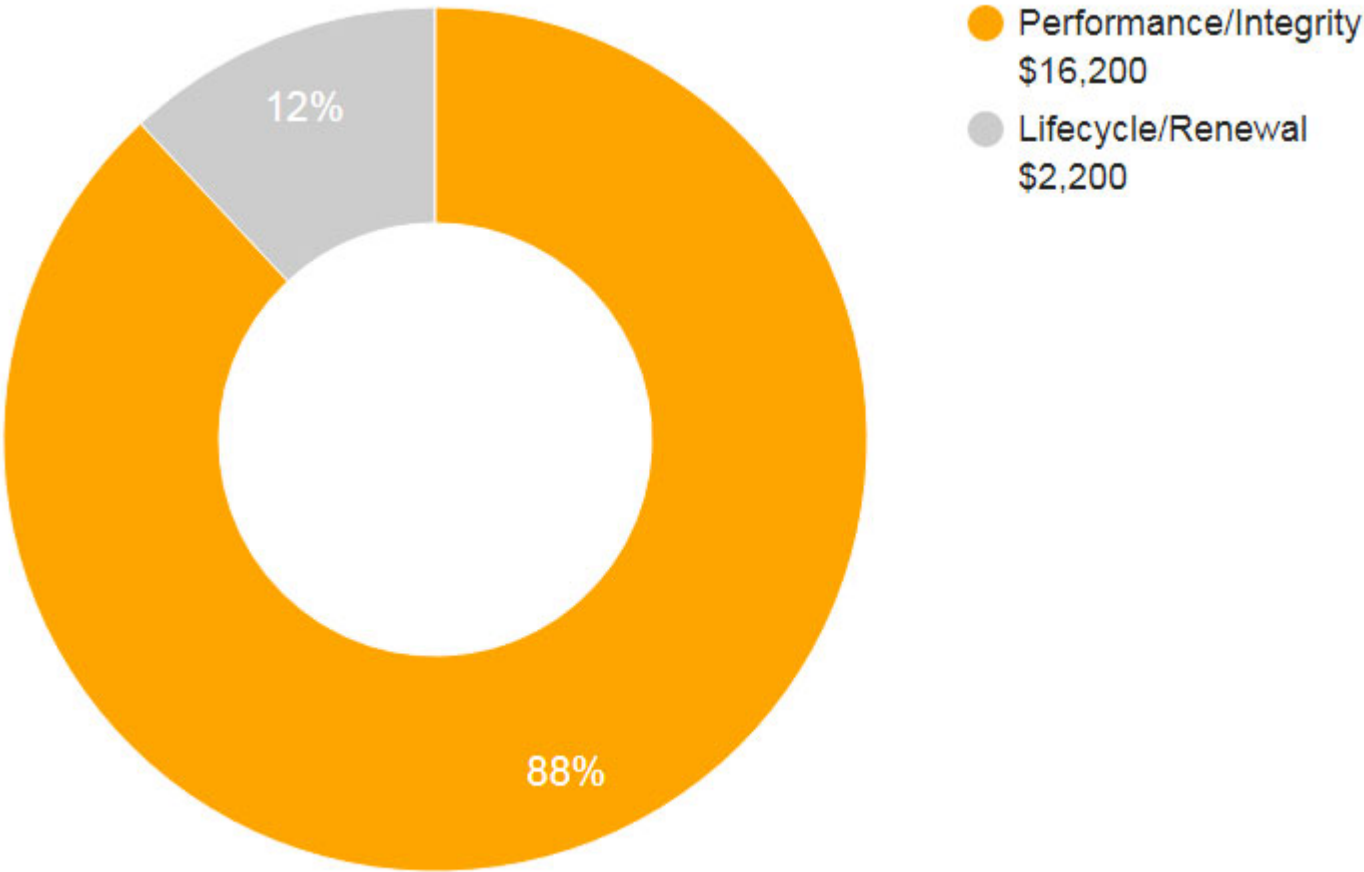
Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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.

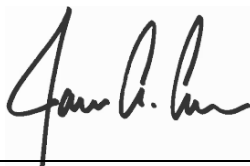
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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
800.733.0660 x6554





1

FRONT ELEVATION



2

LEFT ELEVATION



3

REAR ELEVATION



4

RIGHT ELEVATION



5

SIDEWALK, CONCRETE



6

SIGNAGE, PROPERTY

Site Plan



	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 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 backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				×	
8	Are there any wall, window, basement or roof leaks?				×	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				×	
10	Are your elevators unreliable, with frequent service calls?				×	
11	Are there any plumbing leaks, water pressure, or clogging/backup 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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	NA			
Exterior Accessible Route				
Building Entrances	NA			
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms	NA			
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

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

Straight Cemetery : Photographic Overview



Accessible ramp or path

Component Condition Report | Straight Cemetery

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							\$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	\$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	\$0	\$4,999	\$0	\$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.																																			

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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
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BV PROJECT #:

148392.21R000-005.017

DATE OF REPORT:

July 12, 2021

ON SITE DATE:

March 24, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 503.752.9703 phone dmelser@orccity.org
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Jim Cave and Ralph Manglass
Reviewed By	Al Diefert Technical Report Reviewer For Jim Cave Program Manager Jim.cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

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

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:

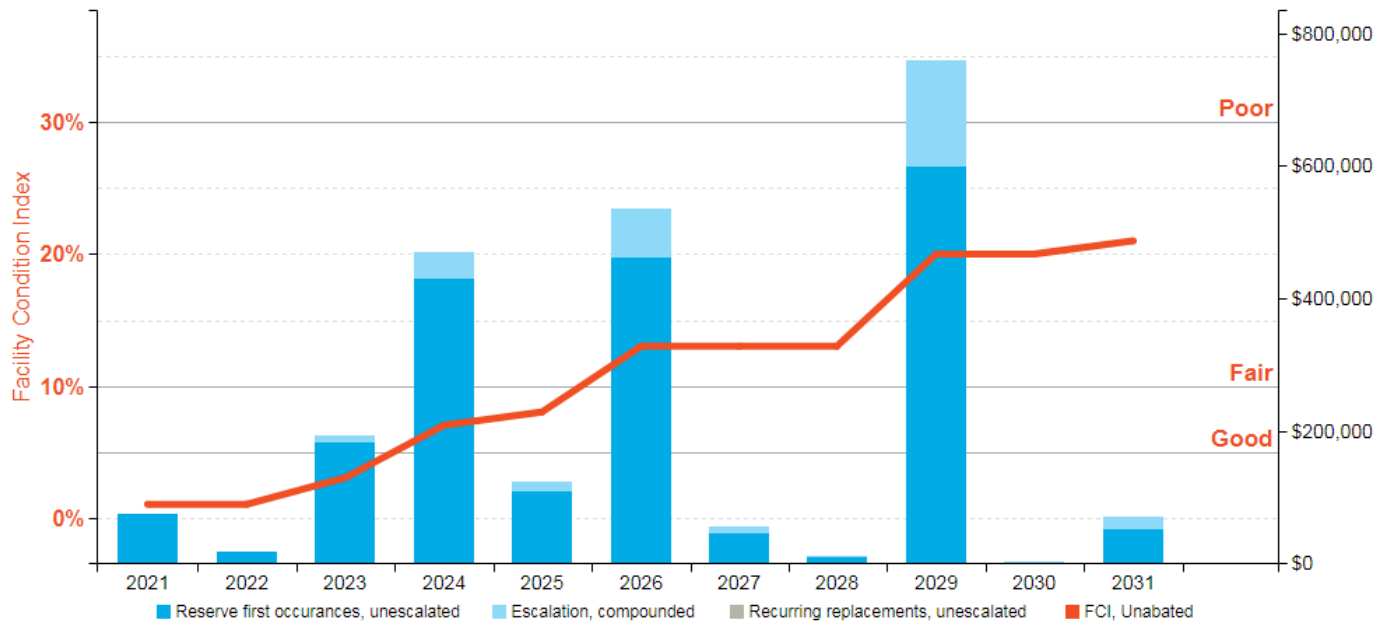
FCI Analysis Swimming Pool (1800)		
<i>Replacement Value</i> \$ 11,170,600	<i>Total SF</i> 20,572	<i>Cost/SF</i> \$ 543
Current FCI	\$ 75,200	0.7 %
3-Year	\$ 757,500	6.8 %
5-Year	\$ 1,415,400	12.7 %
10-Year	\$ 2,313,100	20.7 %

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
Total	2	\$75,200

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
Total (2 items)							\$75,200

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**

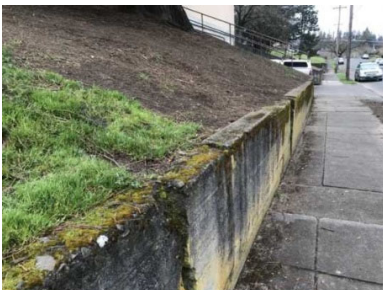
Priority Score: **82.7**

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**

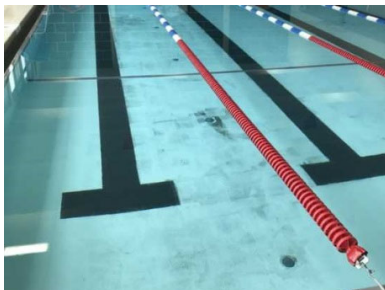
Priority Score: **81.7**

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**

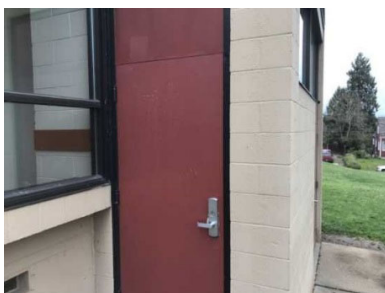
Priority Score: **81.6**

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

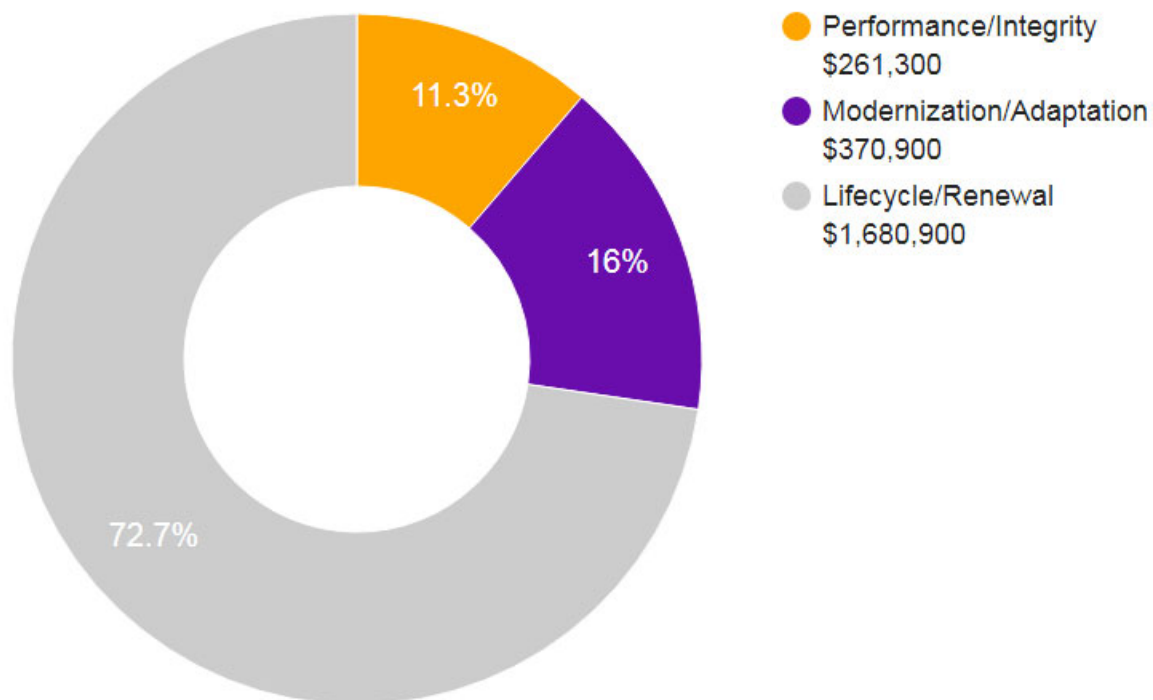
Plan Types

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

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$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 Secondary: Shed construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and CMU Floors: Carpet, VCT, elastomeric coating Ceilings: Painted concrete tees and gypsum board, Exposed laminated wood beams	Good
Elevators	None	--
Plumbing	Galvanized supply and cast iron waste and venting Electric water heaters 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. Individual package units. Supplemental components: ductless split-system, exhaust fans	Fair

Systems Summary		
Fire Suppression	Fire extinguishers	Good
Electrical	Source and Distribution: Main switchboard Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	Gas detection, Back-up emergency lights, and exit signs	Fair
Equipment/Special	Swimming pool	Good
Site Pavement	Concrete sidewalks, pool deck and stairs Concrete basketball court	Fair
Site Development	Building-mounted signage, Chain link fencing Wading pool Basketball Court Metal benches and picnic tables	Fair
Landscaping and Topography	Limited landscaping features Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: HPS	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	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

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
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
TOTALS	\$75,200	\$211,900	\$1,128,300	\$897,700	\$1,417,300	\$3,730,400

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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,
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Reviewed by:



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1	FRONT ELEVATION
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2	RIGHT ELEVATION
---	-----------------



3	REAR ELEVATION
---	----------------



4	LEFT ELEVATION
---	----------------



5	ROOFING OVERVIEW
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6	ROOF OVERVIEW
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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



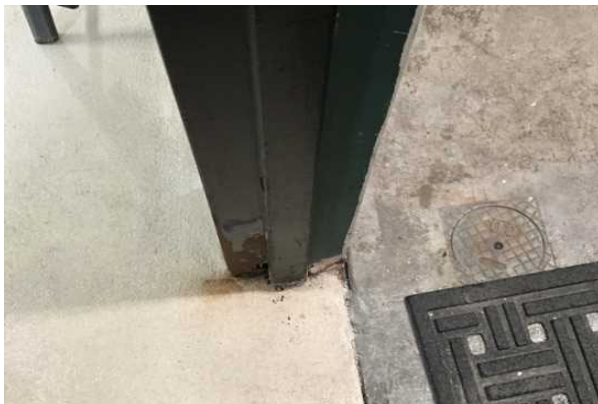
31

SHOWER AREA



32

SHEET FLOORING



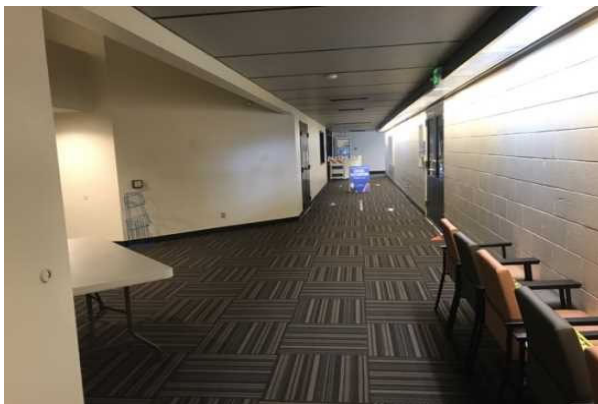
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CORRODED DOOR FRAMES



34

KITCHEN



35

HALLWAY



36

BASEMENT EQUIPMENT ROOM



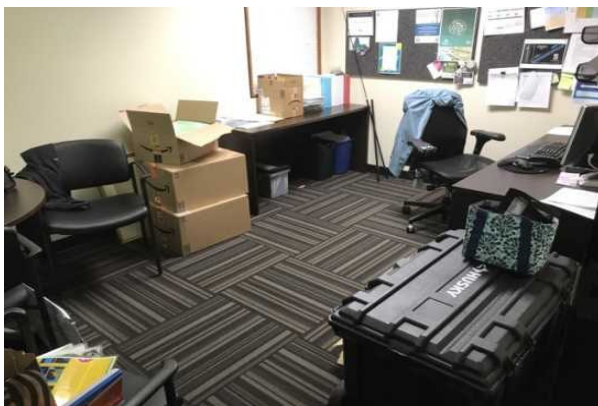
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COMMUNITY ROOM



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

Site Plan



**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

Source

Google

Project Name

Swimming Pool

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 th 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.
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Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		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 roter 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 th 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 “ <i>Not Applicable</i> ”, Unk indicates “ <i>Unknown</i> ”)						
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 (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	NA			
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators	NA			
Public Restrooms				✗
Kitchens/Kitchenettes				✗
Playgrounds & Swimming Pools				✗
Other	NA			

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

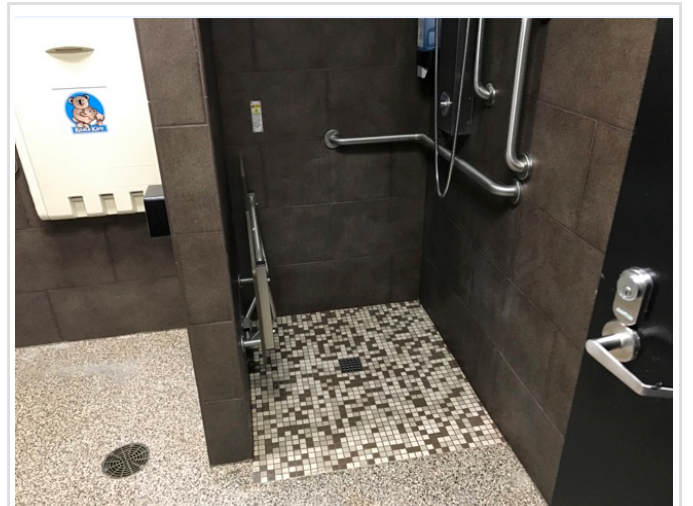
Swimming pool: Photographic Overview



Accessible path



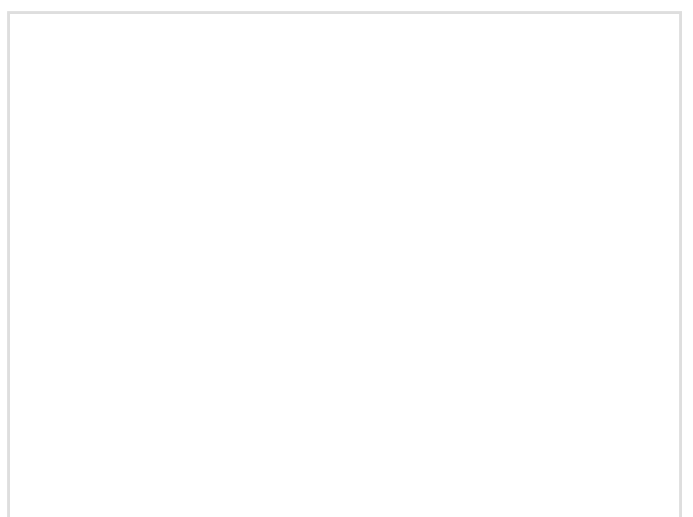
Accessible restroom



Accessible shower



Pool lift



Component Condition Report | Swimming Pool

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	2954812
HVAC						

Component Condition Report | Swimming Pool

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
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	2954850
G2060	Site	Poor	Retaining Wall, Concrete Cast-in-Place, Repair/Replace	1,800 SF	0	2954848

Component Condition Report | Swimming Pool

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Exterior Walls	Fair	Exterior Fixture w/ Lamp, Varies, w/ LED Replacement, 250 W	6	10	2954817

Replacement Reserves Report

Swimming Pool

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

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	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										\$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 Sheetting, 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	2																												

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
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.																															

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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:

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BV PROJECT #:

148392.21R000-024.017

DATE OF REPORT:

July 15, 2021

ON SITE DATE:

April 7, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 Asst. Parks and Recreation Director 503.496.1565 Phone dconrad@orc.org
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 Alniai and Bhaskar Ale
Reviewed By	Tammy Prusa, Technical Report Reviewer for, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	-	-	\$11,000	\$38,000	\$239,400	\$288,400

Immediate Needs

Not applicable, no immediate needs identified.

Key Findings

No key findings for this set of locations.

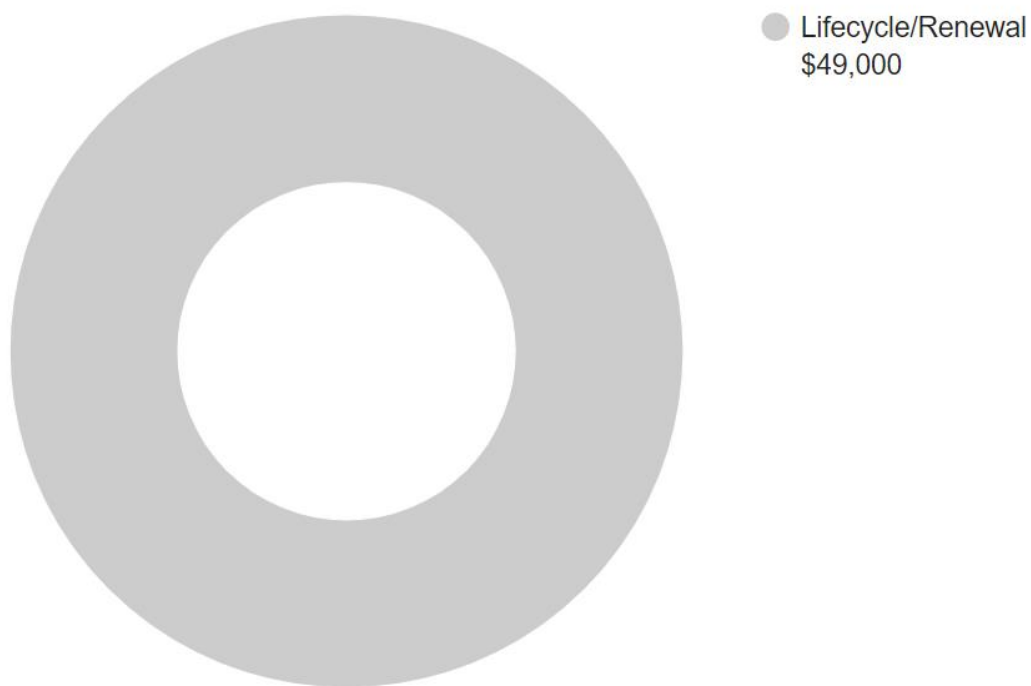
Plan Types

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	
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)



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 Floors: Concrete Ceilings: Unfinished/exposed	Excellent
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water Drinking fountain Toilets, and sinks in all restrooms	Excellent

Restroom Building: Systems Summary

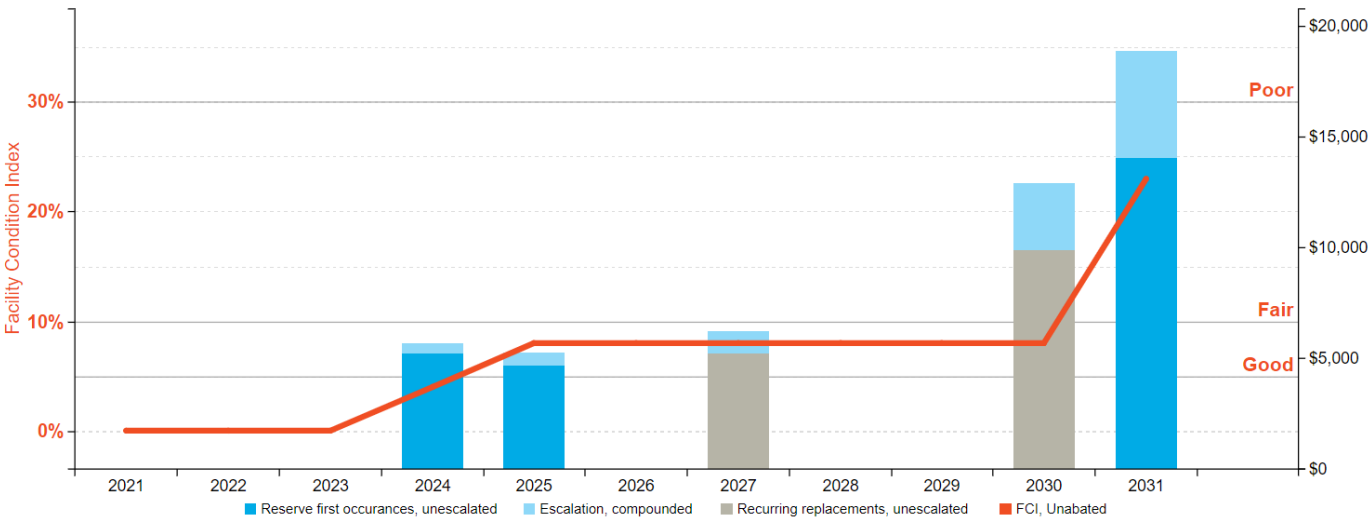
HVAC	NA	--
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Excellent
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Key Issues and Findings	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

<i>Asset</i>	<i>Description</i>	<i>Quantity</i>	<i>Condition</i>
Play Structures	Swing sets and multi-purpose	2 EA	Excellent
Gazebos	Metal and wood framed	144 SF	Excellent
Landscaping and Topography	Limited landscaping features Irrigation not present Low to moderate site slopes throughout		
On-Site Vehicular Paving	Asphalt parking areas and drive lanes with concrete curbs, traffic markings, signage and concrete parking curbs		
Pedestrian paving and Trails	Concrete sidewalks		
On-Site Amenities	Chain link fencing, picnic tables, benches		
Ancillary Buildings	Gazebos Shelters		
Fields and Lots	play structure		
Storm Water Management	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/ Renovated	Prior Study Provided?	Major/Moderate 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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.



Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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,
Project Manager

Reviewed by:



Tammy Prusa,
Technical Report Reviewer for
James A. Cave,
Program Manager
Jim.cave@bvna.com
800.733.0660 x6554





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

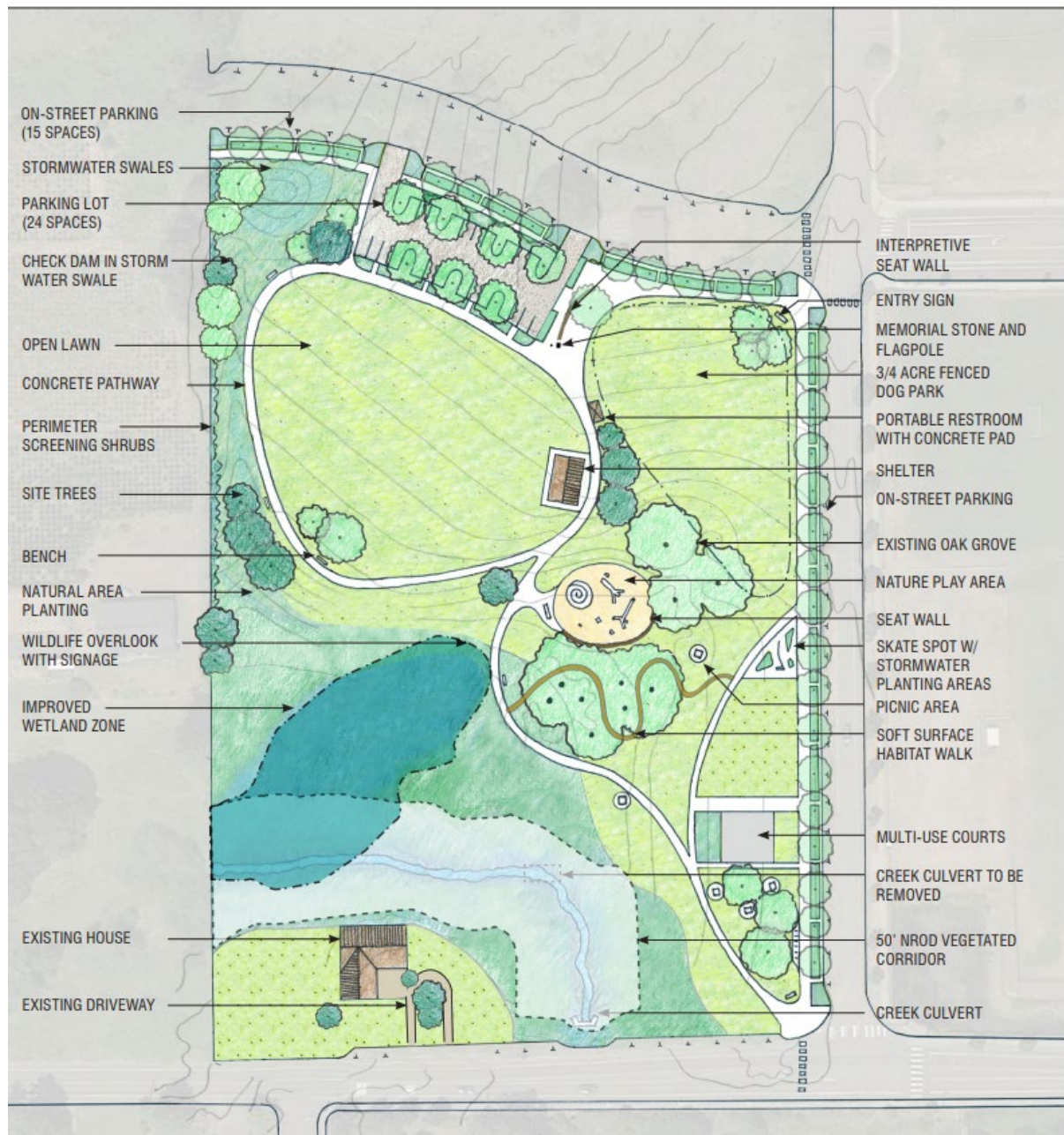
PLAYGROUND



18

BENCH

Site Plan



**BUREAU
VERITAS**

Project Number

148392.21R000-024.017

Source

Google

Project Name

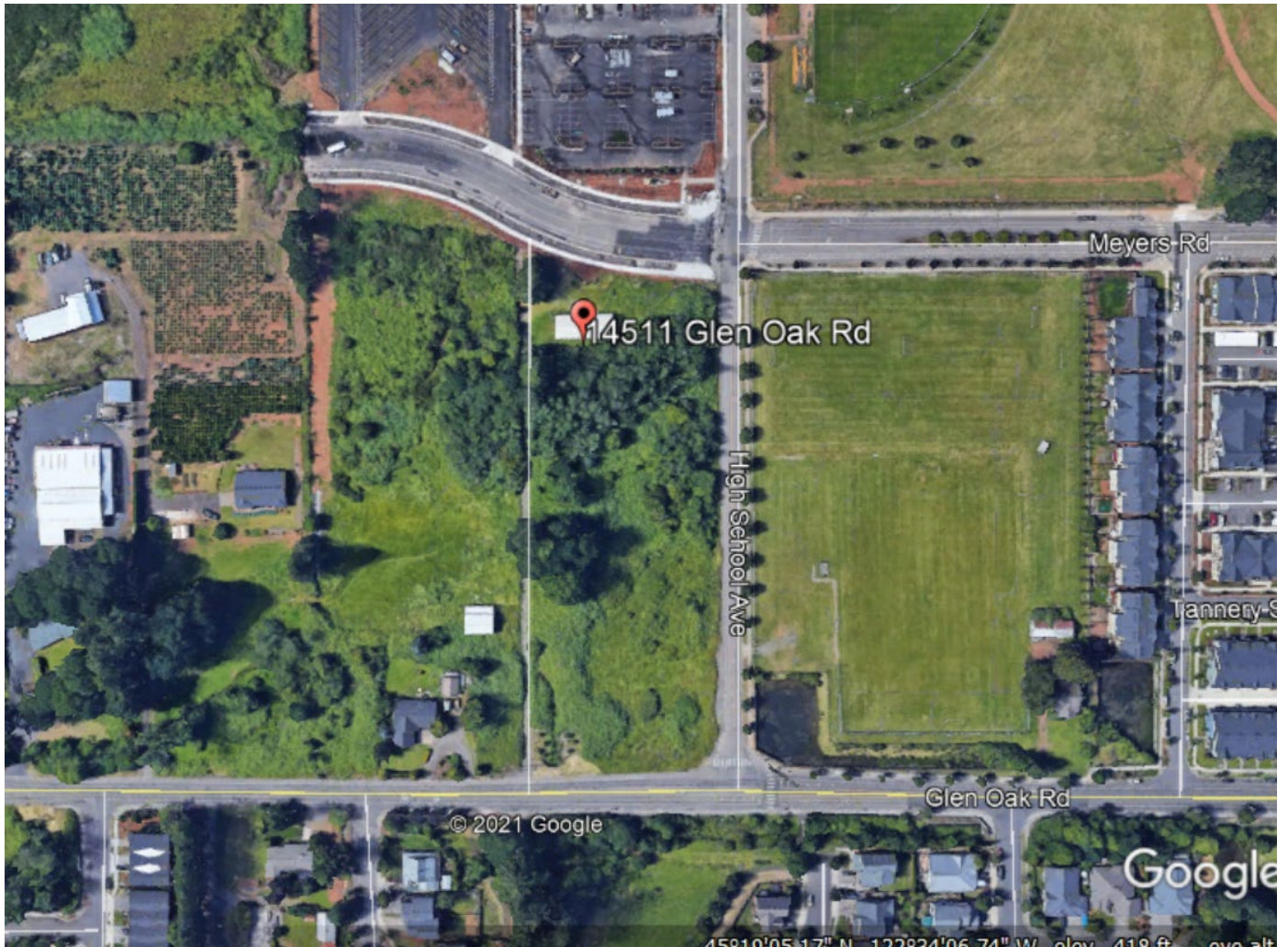
Tyrone S. Woods Memorial Park
City of Oregon City

On-Site Date

April 7, 2021



Aerial Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-024.017	Tyrone S. Woods Memorial Park City of Oregon City	
	Source	On-Site Date	
	Google	April 7, 2021	

THE PRE-SURVEY QUESTIONNAIRE
WAS NOT RETURNED TO BV

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 ?			×	
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) ?			✕	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & 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 | Tyrone S. Woods Memorial Park

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	2957091

Component Condition Report | Tyrone S. Woods Memorial Park

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

Replacement Reserves Report

Tyrone S. Woods Memorial 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
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 mat 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	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	\$24,960
G2020	3141343	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	8000	SF	\$0.59	\$4,680					\$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			\$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.

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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
www.us.bureauveritas.com

BV CONTACT:

James A. Cave, RA
Program Manager
800.733.0660 x6554
Jim.Cave@bvna.com

BV PROJECT #:

148392.21R000-039.0017

DATE OF REPORT:

July 15, 2021

ON SITE DATE:

March 24, 2021

Bureau Veritas

10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | www.us.bureauveritas.com | p 800.733.0660

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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orccity.org
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 Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	-	\$1,095,700	\$2,800	\$1,500	\$176,400	\$1,276,400

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

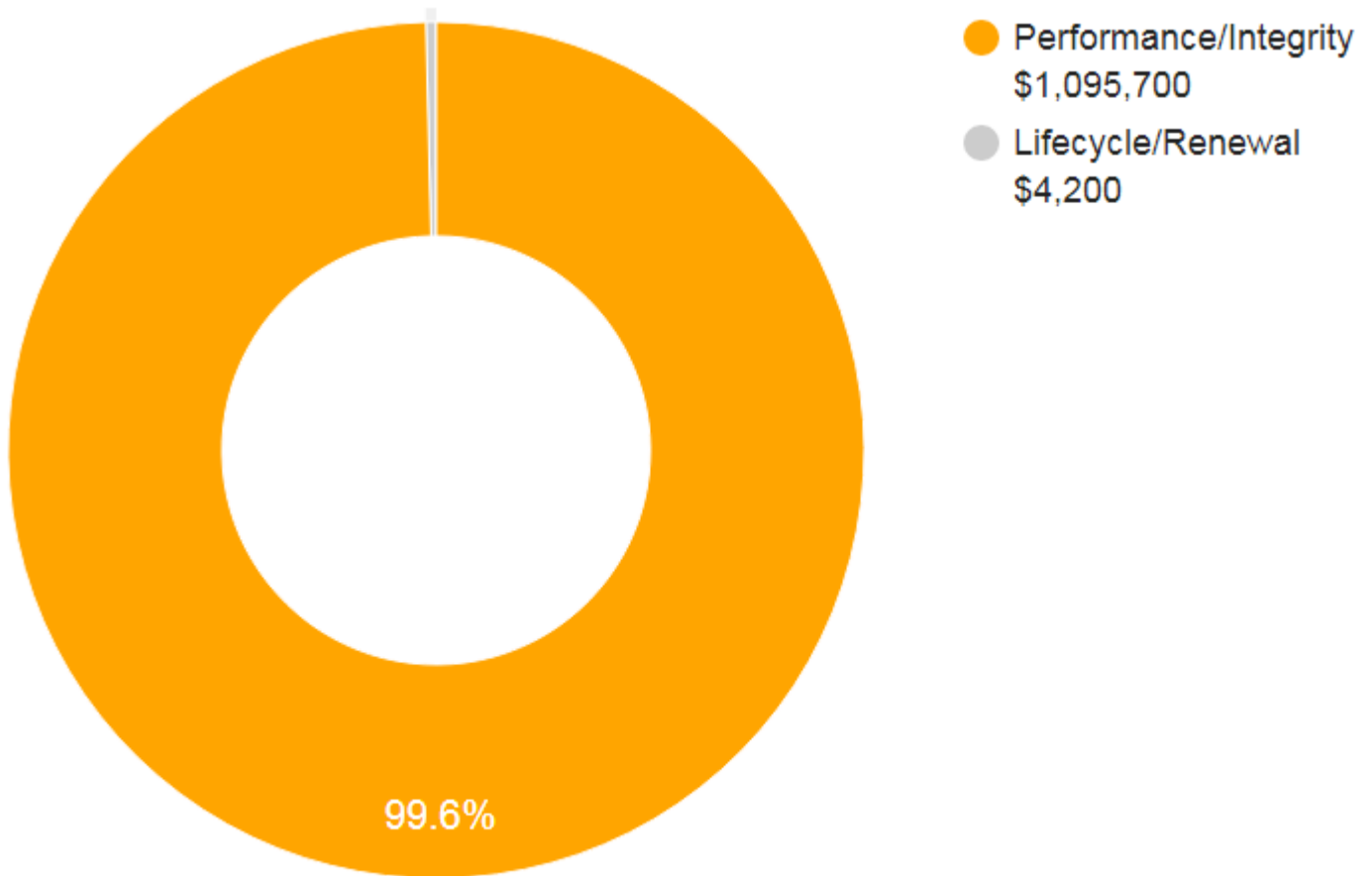
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk 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.

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 Irrigation not present 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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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.

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Project Manager

Reviewed by:



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Program Manager
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800.733.0660 x6554



1	ENTRANCE (WATERBOARD PARK ROAD)
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2	ENTRANCE (JOHN ADAMS STREET)
---	------------------------------



3	TRAIL
---	-------



4	PARK BENCH
---	------------

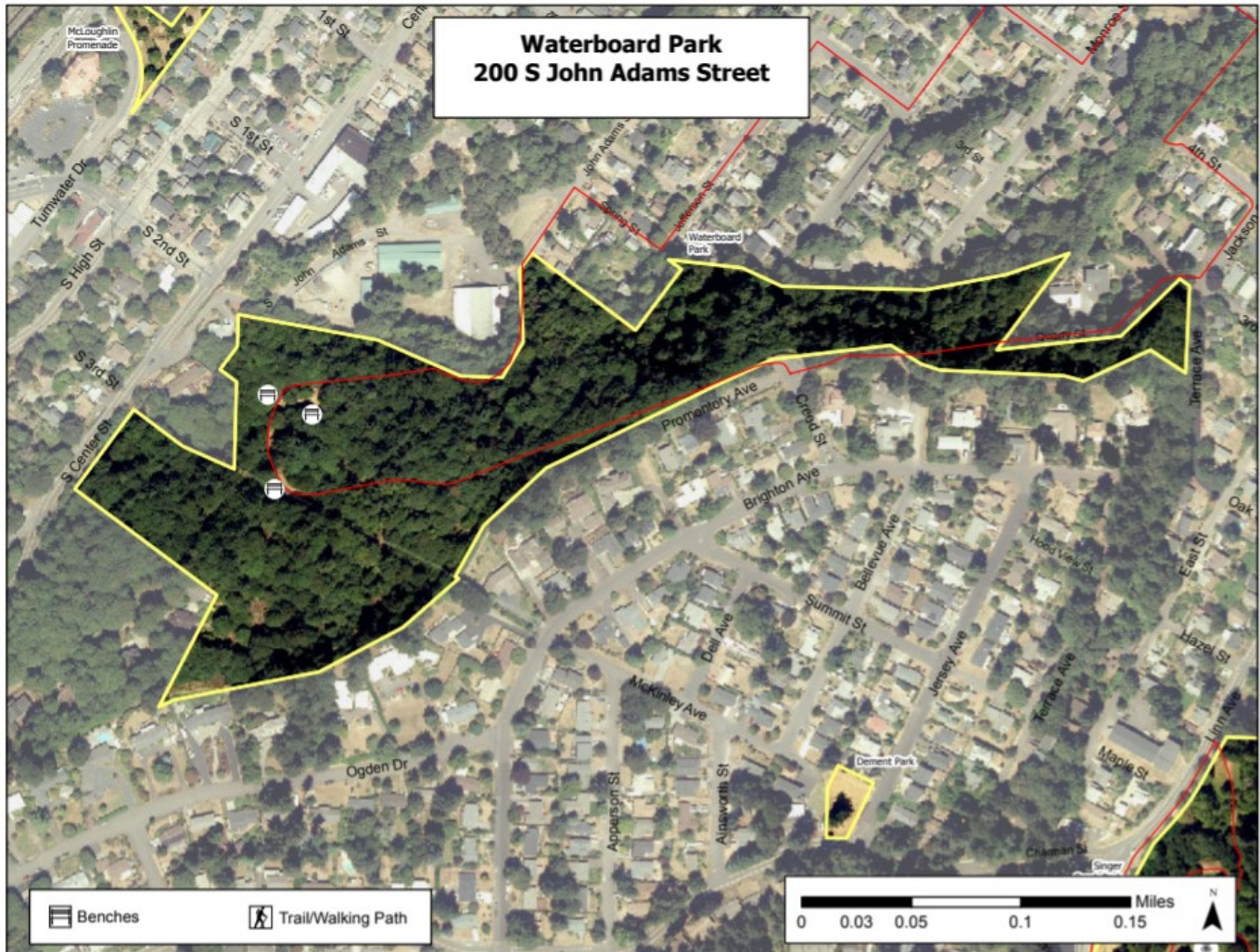


5	OVERVIEW OF ACCESSIBLE PARKING AREA
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6	ASPHALT SIDEWALK
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Site Plan



	Project Number	Project Name	
	148392.21R000-039.017	Waterboard Park	
	Source	On-Site Date	
	Orcity.org	March 24, 2021	

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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?		✗		
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 ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?			X	

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 ?			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) ?			✕	
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Abbreviated Accessibility Checklist

Playgrounds & 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 ?			✗	

Component Condition Report | Waterboard Park

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 Repair Estimate
2948558	Throughout Park	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	6000	SF	\$4.55	\$27,300																\$27,300						\$27,300
2948563	Throughout Park	Walkway Paths, Asphalt, Replace	25	23	2	8000	SF	\$7.15	\$57,200			\$57,200																			\$57,200
3147550	Throughout Park	Trail Surface, Natural, Soil Stabilization, Replace	10	8	2	6700	SF	\$145.60	\$975,520			\$975,520																			\$975,520
2948557	Throughout Park	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	3	EA	\$780.00	\$2,340						\$2,340																\$2,340
2948559	Throughout Park	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	1	EA	\$1,105.00	\$1,105											\$1,105											\$1,105
2948556	Throughout Park	Retaining Wall, Brick/Stone, Replace	40	20	20	300	SF	\$182.00	\$54,600																				\$54,600		\$54,600
2948560	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

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

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

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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 Asst. Parks and Recreation Director 503.496.1565 dconrad@orccity.org
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, Jim Cave Program Manager Jim.Cave@bvna.com 800.733.0660 x6554
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



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 (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (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
TOTALS	-	\$53,800	\$47,400	\$189,800	\$992,200	\$1,283,200

Immediate Needs

Not applicable, no immediate needs were identified

Key Findings



Drinking Fountain in Poor condition.

Exterior/Site, Precast Pedestal
Wesley Lynn Park Site

Uniformat 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

Uniformat 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

Uniformat 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

Uniformat 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

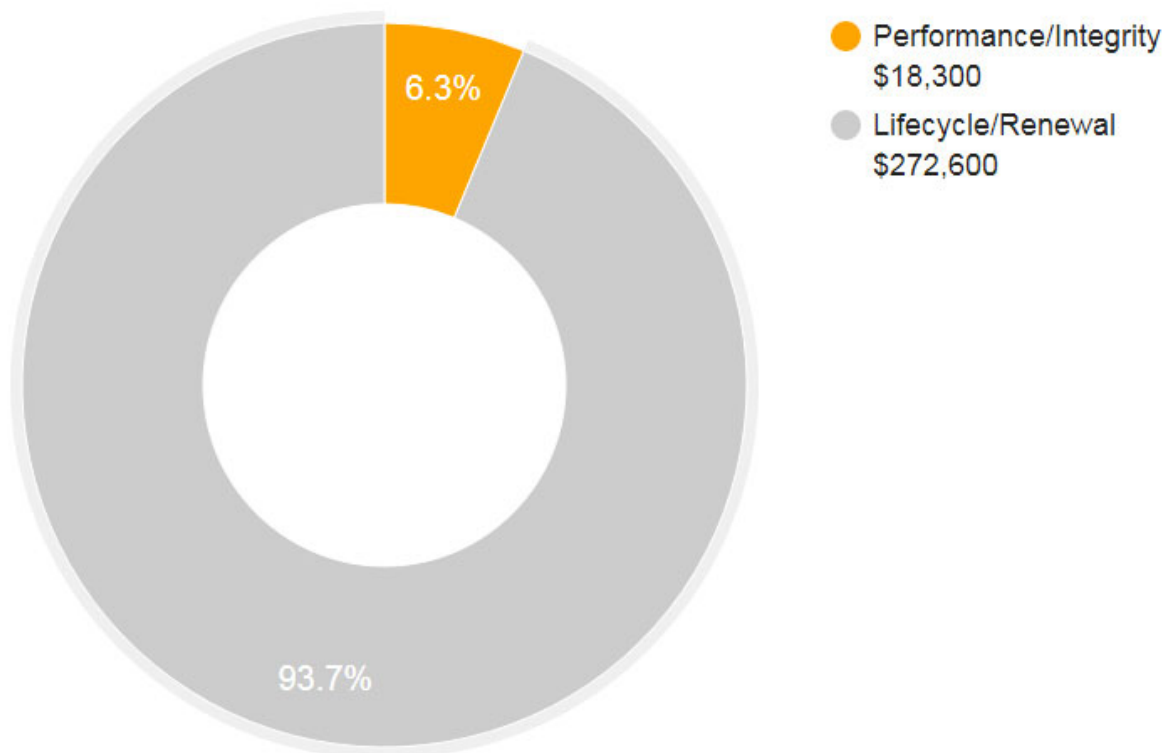
Plan Types

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

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)



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 Floors: Painted concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting No hot water Stainless toilets and sinks in all restrooms; Urinal in men's room	Fair

Restroom Building: Systems Summary

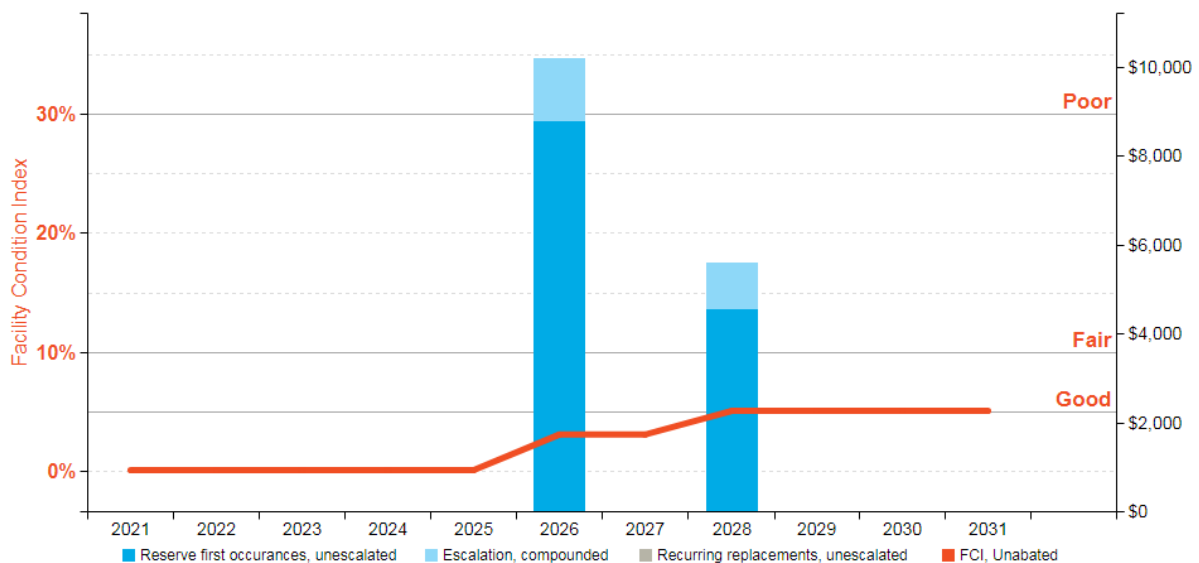
HVAC	None	--
Fire Suppression	Hydrants	Good
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building.	
Key Issues and Findings	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 Irrigation not present Low to moderate site slopes throughout		

General Site Information

On-Site Vehicular Paving	Asphalt parking area and drive lanes with concrete curbs and parking curbs
Pedestrian paving and Trails	Concrete sidewalks and asphalt walkways
On-Site Amenities	Chain link fencing, picnic tables, benches, grills, bleachers, playground equipment, trash receptacles
Ancillary Buildings	Picnic shelters, shade shelter, and a storage building
Fields and Lots	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
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	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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- 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,
Project Manager

Reviewed by:



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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



 BUREAU VERITAS	Project Number	Project Name	 N
	148392.21R000-040.017	Wesley Lynn Park	
	Source	On-Site Date	
	Client	April 7, 2021	

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	148392.21R000-040.017	Wesley Lynn Park	
	Source	On-Site Date	
	Google Earth	April 7, 2021	

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to BV
Association with Property:	
Length of Association with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

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 ?			×	
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 ?	✗			
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 ?	✗			
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			
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Abbreviated Accessibility Checklist

Playgrounds & 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

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	3140582

Component Condition Report | Wesley Lynn Park

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

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

[illegible]

* 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)	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	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	5	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.

Parks Inventory

Types of Park Development

Pocket Park

Pocket Parks are typically defined as park spaces that are less than 3 acres in size, with limited exceptions. These parks typically feature some development or can be fully undeveloped. Typical amenities in Pocket Parks include small play structures, walking paths, seating areas, native gardens, and even sport courts in limited circumstances.

Neighborhood Park

Neighborhood Parks are typically defined as park spaces that are between 3 acres and 8 acres. These parks typically feature a mix of development and natural space. Typical amenities in Neighborhood Parks include play structures, walking paths, seating areas and picnic shelters, sport courts, restrooms, parking areas, dog parks, and even skate parks or ball fields in limited circumstances.

Community Park

Community Parks are typically defined as park spaces that are between 8 acres and 20 acres. These parks are typically highly developed with areas of natural spaces interspersed throughout. Typical amenities in Community Parks include large play structures, walking paths, seating areas, multiple picnic shelters, sport courts, restrooms, parking areas, dog parks, skate parks, and ball fields. In some instances, these parks may include community event spaces that serve a variety of uses. These sites typically serve large segments of the population in a variety of ways and uses.

Regional Park

Regional Parks are typically defined as park spaces that are over 20 acres and provide services or amenities that are utilized by the larger regional population. These parks are typically highly developed with large areas of natural spaces interspersed throughout. In some instances, they may protect or conserve vital habitat areas and provide access to

natural amenities, such as rivers. Typical amenities in Regional Parks include large play structures, walking paths, seating areas, multiple picnic shelters, sport courts, restrooms, parking areas, dog parks, skate parks, boat ramps or launches, docks, habitat conservation areas, amphitheaters and community event spaces that serve a variety of uses. In some instances, these parks may provide camping or RV-ing opportunities and specialty amenities that are unique to the needs of the region.

Specialty Park

Specialty Parks are typically defined as park spaces that provide unique, specialty services or amenities that are utilized by both residents and visitors to the region. These parks can vary in size. Examples include, but are not limited to, boat ramps, docks, interpretive spaces and centers, historical homes, plazas, and cemeteries. Amenities at Specialty Parks typically vary depending on the intended usage of the specific site.

Open Space/Natural Areas

Open Space and Natural Areas are typically defined as minimally developed, conservation-focused parkland that is intended to provide visitors with meaningful opportunities to engage with nature. These parks can vary in size, from small wetlands to large forests. Amenities at these parks typically vary depending on the intended usage of the specific site, but may include amenities such as trailheads, walking paths, interpretive signage, boardwalks, wildlife viewing areas, and habitat conservation areas.

Trails

Trails are typically defined as linear parkland that provide access or connection to nature in a variety of environments. Typically, trails are utilized to connect different sections of the City and provide pedestrian and bike access. Trails can be standalone parkland or part of a developed park. Trails can utilize a variety of surfacing materials, depending on site conditions.

Park Inventory

Abernethy Creek Park

Abernethy Creek Park is a 2.5 acre natural area located on Abernethy Creek at the North end of town. The space is an undeveloped natural area with limited parking, a small trail, and a picnic table. In the future, Parks and Recreation would look to improve the parking area and ensure continued upkeep of the trail system.

Atkinson Park

Atkinson Park is a 5.5 acre neighborhood park located in the mid-level of the City, just 4 blocks north of the swimming pool. This site is currently a mostly natural area with small amounts of development, such as a reservable picnic shelter and associated tables; a playground; and some trails. This park is also the location of the Buena Vista Club, which is discussed in the facility section of this inventory. In the future, Parks and Recreation would look to improve the accessibility of this site with new walking paths, new natural-themed play structures, and potentially a new restroom. A community planning process is recommended for this site to ensure community input on any potential redesigns of the park land.

Barclay Hills Park

Barclay Hills Park is a 5.4 acre neighborhood park located in the eastern portion of town, near Mountain View Cemetery and Newell Creek Canyon. This site is currently a mix of developed park space and natural area, with a basketball court, picnic tables, and larger play structure. Future development opportunities include accessibility improvements to existing amenities and a picnic shelter.

Barclay Park

Barclay Park is a 1.67 acre pocket park located at 711 12th Street. The site is mostly natural area with minimal development consisting of a trash can and dog pot. Currently, the site is utilized as an off-leash dog area. No major development is planned at Barclay park in the future.

Canemah Children's Park

Canemah Children's Park is a 0.34 acre pocket park located directly adjacent to Metro's Canemah Bluff natural area. The site is mostly developed with amenities such as walking trails, benches, basketball courts, picnic shelters and tables, a restroom, and a sizeable play structure. Future development at this site include replacement of the restroom with a more accessible option and replacement of the existing amenities as they age.

Chapin Park

Chapin Park is an 18.5 acre community park located on Warner Parrott Road. Nearby residents can also access the park by walking through entry points located at the end of Glacier Court or Hein Court. This park is host to the majority of the sporting events in the city. A walking/jogging path also surrounds the southern end of the park. The site is mostly developed. Current amenities include:

- 1 reservable shelter with 6 picnic tables
- 4 baseball/softball fields
- 2 soccer fields
- Two play structures
- 1 restroom
- A walking path
- A snack shack and storage area

This site also includes a park host site with utilities located just off the main parking lot. Future developments at this site would include an expanded universally-accessible playground, accessibility improvements to the ball fields and walking paths, and additional irrigation to support year-round sports on ball fields 3 and 4.

Clackamette Cove Trail & River Access Trail

Clackamette Cove Trail & River Access Trail is an approximately 1-mile-long linear trail that can be accessed from Main Street near Clackamette Park or S Washington Street. The site is a minimally developed asphalt and concrete trail through natural areas that border Clackamette Cove and the Clackamas River. Current amenities include benches, picnic tables, and dog pots. Future improvements would include accessibility improvements to the walking path and interpretive signage throughout the trail corridor.

Clackamette Park

Clackamette Park is a 25 acre regional park located at the confluence of the Willamette and Clackamas Rivers, with easy access from I-205 and 99E. It is the only regional park in the Oregon City Parks & Recreation system. Current amenities include:

- A boat launch
- Horseshoe pits
- A swingset
- Beach access to the Willamette and Clackamas Rivers
- A skatepark
- A restroom
- Walking paths
- An RV dump station
- 2 reservable shelters with picnic tables
- A 38-space RV Park

Future developments at this site would include an expanded skatepark; sports courts; a relocated boat ramp; a relocated RV park; accessibility improvements throughout the park; a new community space and amphitheater; a new restroom; and new natural areas with interpretation and artwork opportunities. Further information on these future developments can be found in the approved Clackamette Park Master Plan that was adopted by the Planning Commission in July 2023. If the community desires to construct a new RV Park, it is recommended it be relocated from its current position to a location out of the 2-year floodplain.

D.C. Latourette Park

D.C. Latourette Park is a 0.80 acre pocket park located on the block between 10th and 11th/Madison and Monroe Streets. It is a mostly developed site with a basketball court, a natural play area, accessible pathways, and a lawn area. Future development at this site would focus on replacement of existing amenities as they age.

Dement Park

Dement Park is a 0.29 acre pocket park located in the Rivercrest Neighborhood area. The park is a quiet, undeveloped park location that offers a bench and open space. No future development is planned at Dement Park.

End of the Oregon Trail

The End of the Oregon Trail historic site is a mostly developed 8.04 acre specialty park that includes an outdoor park component and the End of the Oregon Trail Interpretive Center. This section of the inventory focuses on the outdoor park component. The End of the Oregon Trail Interpretive Center is discussed later in the facility inventory. The outdoor component offers many options and accommodations for small gatherings or special events. Current amenities include a picnic shelter with accompanying tables, a large parking lot, a stage, a grassy seating area, walking and interpretive trails, a restroom, and benches. Future development on this site would include accessibility improvements to the walking trails, restrooms, and parking lots, a new stage or amphitheater, shade structures, additional historical interpretation components, and additional seating options. It is recommended this site undergo a community planning process at some point in the future.

Hartke Park

Hartke Park is a 1.03 acre pocket park located a few blocks off Warner Parrot Road. Current amenities consist of a small play area, two tennis courts, and a basketball court. Vegetation and open green space provide the community with spaces to gather or play. Future improvements include accessibility improvements to the courts and play area.

Hazel Grove Park

Hazel Grove Park is a 3.40 acre neighborhood park located a few blocks off Central Point Road. The site currently consists of a natural play structure, a picnic shelter with accompanying tables, benches, and a walking path. There is a mix of mature trees and open space for play. Future improvements include replacement of existing amenities as they age and future plantings to provide additional habitat and shade.

Hazelwood Park

Hazelwood Park is a 0.54 acre pocket park at the corner of Laurelwood Drive and Hartke Loop. The space provides an open, grassy area for play. Current amenities include a swingset and a slide. Future improvements would include additional playground components and plantings to provide shade.

Hillendale Park

Hillendale Park is a 16 acre community park located on Clairmont Way, with parking also available on Rosebery Avenue. The park also connects with Clackamas County's Red Soils Campus via a paved walking path at the end of Red Soils Court. The trails are lined with sitting benches and large grassy areas suitable for lawn games. A small creek runs through the park, with an observation deck overlooking the wetlands. Current amenities include:

- Barbeque grills
- 2 baseball/softball diamonds
- 2 soccer fields
- A mixed use (basketball/pickleball/tennis) sport court
- 1 sand volleyball court
- 1 reservable picnic shelter with accompanying tables
- A preserved wetland with an observation deck and interpretive signage
- Walking paths and bridges
- 2 playgrounds
- Restroom facilities

Future improvements would focus on replacement of outdated play equipment with new, inclusive play structures; a replacement restroom facility; a new single-user restroom facility in the lower section of the park; improvements to the mixed use sport court; and accessibility improvements to the walking paths, bridges, and parking lots. Additionally, this site is recommended for additional plantings throughout the park and wetland preservation along Mud Creek to improve water quality and habitat. This could include areas for interpretation and wildlife viewing.

Jon Storm Park

Jon Storm Park is a 1.5 acre specialty park located on the bank of the Willamette River, just south of Clackamette Park. The park sits on Clackamette Drive just before Sportcraft Landing, overlooking the river with a view of Willamette Falls. Current amenities include a recreational & commercial boat dock, restroom facilities, and a reservable picnic shelter with accompanying tables. Future improvements at the site include accessibility upgrades to walking paths and restrooms, as well as necessary repairs and replacement of the boat dock components as they age. Additionally, there may be future work to improve the capacity of the boat dock in order to receive larger commercial vessels.

Library Park

Library Park is a 1.3 acre pocket park located on the grounds of the Oregon City Public Library. Current amenities include benches, walking paths, a small playground, and a spray park. Future improvements at the site include accessibility upgrades to walking paths and the replacement of existing amenities as they age.

McLoughlin Promenade

McLoughlin Promenade is a 7.8 acre linear trail 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. Current amenities include benches, dog pots, and walking paths that connect into the McLoughlin Neighborhood. This park is also the site of the Cayuse 5 Memorial, providing historical interpretation and a significant ceremony site for Tribal nations. Future improvements to the site include a second phase of the Cayuse 5 Memorial and accessibility upgrades to walking paths, as well as replacement of amenities as they age.

Oak Tree Park

Oak Tree Park is a 0.39 acre natural area located off South End Road. It is mostly open lawn space with a few mature and young trees. No major development is planned at Oak Tree Park for the future.

Old Canemah Park

Old Canemah Park is a 7.56 acre natural area located in the historic Canemah neighborhood. With walking trails, changing grades, picnic areas, and beautiful views of the Willamette River, Old Canemah Park provides a relaxing escape. Current amenities include picnic areas, walking paths, trails, and a small parking lot. There is also a covered viewpoint that overlooks the Willamette River. Future improvements to Old Canemah Park include a redesigned, accessible pathway to the viewpoint area; environmental and historical interpretation throughout the park; accessibility improvements to the parking area; and native habitat restoration. This site is also intended to become a piece of the McLoughlin-Canemah project that connects downtown Oregon City to the Canemah neighborhood.

Park Place Park

Park Place Park is an 18.5 acre neighborhood park located off Front Avenue in the Park Place Neighborhood. Current amenities include natural areas, open lawn space, walking paths, an off-leash dog area, a playground, and a restroom. Park Place Park has a master plan from 1995 that recommends future Phase II improvements to include a sports court, additional walking paths, and an expanded play area. It is recommended this site undergo a community-based plan update before moving forward with any improvements to ensure the community can provide input on a final design for Phase II improvements.

Richard S. Bloom Tots Park

Richard S. Bloom Tots Park is a 0.18 acre pocket park located across the street from Library Park. Current amenities include a small children's play area, a restroom, and some benches. Future improvements at this site would include replacement of existing amenities as they age and accessibility upgrades as items are replaced.

Rivercrest Park

Rivercrest Park is a 6.5 acre neighborhood park located on Park avenue in the heart of the Rivercrest neighborhood. Current amenities include a spray park, tennis courts, a basketball court, a t-ball field, a playground, 2 reservable picnic shelters with accompanying tables, a restroom, and concrete cornhole pits. Future improvements at this site include accessibility improvements to existing amenities; replacement of the spray park with a larger, more accessible option as it ages; an expansion to the reservable picnic shelter near the spray park; and replacement of the playground equipment with more accessible options as they age.

Shenandoah Park

Shenandoah Park is a 0.55 acre open space located off Central Point Road at the intersection of Allegheny Drive and Shenandoah Drive. The park is mostly open lawn space with mature trees. No major development is planned at Shenandoah Park

Singer Creek Park

Singer Creek Park is an 18 acre community park located adjacent to Linn Avenue along Singer Creek. There are trails that connect the park to Belle Court and Holmes Lane.

Current amenities include walking paths, natural habitat, and a disc golf course. Future improvements would include new trails throughout the forest, an improved walking path that connects Holmes Lane to Linn Avenue, and an off-leash dog area.

Sportcraft Boat Ramp

Sportcraft Boat Ramp is a 3.34 acre specialty park located at the end of Clackamette Drive adjacent to Jon Storm Park. Current amenities include a 2-lane boat dock that provides safe boating access to the Willamette River, as well as a parking lot for boat trailers. Future improvements would include replacement of existing amenities and repaving of the parking lot.

Tyrone S. Woods Park

Tyrone S. Woods park is a 9-acre neighborhood park located off Meyers Road in the south of the City. Current amenities include benches, walking paths, a nature play area, a reservable picnic shelter with accompanying tables, picnic tables disbursed throughout the park, a restroom, and a fenced dog park. This park has a recent master plan that defines Phase II improvements as a skatepark, pickleball courts, and additional open lawn space and walking paths.

Waterboard Park

Waterboard Park is a 21.28 acre natural area located at the end of John Adams Street, near the former armory. Waterboard park is mostly natural habitat with viewpoints, walking paths, a parking lot at the lower and upper entrance. Future improvements at this site would include accessibility improvements to trails, walking paths and parking lots. It is recommended this site undergo a community planning process, especially if the City were to add additional land for development at the lower entrance.

Wesley Lynn Park

Wesley Lynn Park is a 17.5 acre community park located on Frontier Parkway off Meyers Road in the southern end of Oregon City. Current amenities include:

- A large playground
- Walking paths

- 1 reservable picnic area with barbeque grills, a sink, and accompanying picnic tables
- 2 baseball/softball fields (one with synthetic turf infield)
- 2 soccer fields
- An off-leash dog area
- A restroom and snack shack

Future improvements at this site would include synthetic turf infield on the other ball field; dugout and bleacher improvements; an expanded, universally accessible play area; a fenced dog park; habitat restoration and shade improvements; additional parking; an additional shelter; and accessibility improvements to walking paths and restroom facilities.

Facility Inventory

End of the Oregon Trail Interpretive Center

The End of the Oregon Trail Interpretive Center consists of four buildings and site amenities/features located at the End of the Oregon Trail historical site. 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. The restroom building consists of restrooms and staff areas. The restroom itself serves the Interpretive Center and the parkland. Future development on this site is currently guided by the previous master plans from the 1990's. It is recommended the City engage in a refinement planning process to engage stakeholders on identifying future development opportunities.

Pioneer Community Center

The Pioneer Community Center is a 16,000 SF building that was originally constructed in 1976. The building underwent partial renovation in 2019/2020. The current purpose of this facility is to provide community space for social services and rentals, as well as staff offices for individuals engaged in providing these services. The facility also includes approximately 1.7 acres of landscaped grounds and parking area that is utilized for a variety of programming. Part of these grounds include the Sister City Peace Garden, with interpretive signage and a small walking path. Future development at this site would

include accessibility improvements to existing amenities and upgrades/renovations as amenities age out.

Oregon City Swimming Pool

The Oregon City Swimming Pool is a 20,572 SF building that was constructed in two phases. The natatorium was constructed in 1965 and the community center wing was constructed in 1978. Renovations to the interior finishes, natatorium glass, ADA improvements, and rebuilding of the pool deck were performed between 2014 and 2019. As an aging facility, the City continues to invest in the facility's upkeep, most recently with a project focused on resurfacing and retiling the pool shell. Future development at this site should be guided by a community planning process that provides a future vision of what the community believes this site should become.

Mountain View Cemetery

Mountain View Cemetery is a 55-acre municipally owned cemetery with a variety of structures and uses. Facilities on site include a small office building, a public restroom, a maintenance shop, and several mausoleums. The cemetery grounds are divided into four main categories:

- The Pioneer Cemetery, which represents 10.52 acres, was first established in 1854 and is primarily a historic cemetery
- The Veterans Memorial and Parents of Murdered Children Memorial, which represents 0.48 acres, primarily serves as a gathering and reflection space for the public to enjoy year-round, with specific events also held in these locations. The Veterans Memorial was recently reconstructed with project completion in 2024.
- The Main Cemetery, which represents 29 acres, primarily serves the community as a final resting place for loved ones. This section includes cremation, ground burial, and mausoleum lots that are available to the public for sale. It also includes various maintenance facilities utilized by the Parks and Cemetery Division.
- The Scattering Canyon, which represents 17 acres, primarily serves as forestland and an option for families interested in scattering cremains. There are some developed trails that allow for public access into the forest.

Future development at this site should be guided by a community planning process that includes a business analysis to provide a community vision for the future of this site. In

lieu of that planning process, the City should prioritize ADA accessibility upgrades and repaving of the Pioneer Cemetery access road.

Ermatinger House

Ermatinger House is a 3,300 SF historic house sitting on approximately 0.12 acres of landscaped grounds in the McLoughlin Historic District of Oregon City. The house was originally constructed in 1843 and is one of the oldest houses in Clackamas County. The house was renovated from 2011 to 2017 and it was opened to the public in 2018 as a museum space. The current use of this facility is to provide historical interpretation for the public on the history of the house and Oregon City as a whole. Future development at this site would include historically appropriate upgrades and repairs as amenities and the building itself ages. There are also opportunities to update and improve the interpretive elements of the facility as time progresses.

Buena Vista Club

Buena Vista Club is a 1,200 SF building located on the Atkinson Park property. The Club was reportedly constructed in 1923 and functioned as a social club until 1987 when the building was donated to the City. The City rented out the facility for events until the building was formally closed in 2013. Due to the site's appearance on the National Register of Historic Places, future developments at this site would be focused on preservation of the existing structure with a goal of providing historical interpretation at a minimum. If enough funding can be secured, the City should pursue a goal of reopening the building for public use.

New Parks/Facilities

Clairmont Way

Clairmont Way is a 2.53 acre open space that is currently owned by Oregon City Parks and Recreation. It is located along Clairmont Way just off Molalla Ave. It is planned for development as a new park by the City sometime in the future. Planned amenities could include a bicycle pump track; a skate park; or a fenced dog park with associated picnic areas, benches, and walking paths.

Park Place Concept Area South Village (Neighborhood Park)

The Park Place Concept Area Master Plan calls for dedication of 3 to 5 acres of land within the Park Place Concept Area to be used as a neighborhood park. This neighborhood park would likely include the following amenities:

- Walking paths
- A playground
- A reservable picnic shelter with accompanying picnic tables
- Open lawn space

It is recommended that a community planning process is completed to ensure community input on any planned amenities, as well as to avoid overlapping in amenities between the planned neighborhood and community parks.

Park Place Concept Area North Village (Community Park)

The Park Place Concept Area Master Plan calls for dedication of 8 to 10 acres of land within the Park Place Concept Area to be used as a community park. This community park may include the following amenities:

- Walking paths
- A playground
- A fenced dog park
- A reservable picnic shelter with accompanying picnic tables
- A multi-use sports court
- A multi-use sports field
- Natural area

It is recommended that a community planning process is completed to ensure community input on any planned amenities, as well as to avoid overlapping in amenities between the planned neighborhood and community parks.

Thimble Creek Concept Area (Neighborhood Parks)

The Thimble Creek Concept Area Master Plan identifies a series of three small neighborhood parks within the Thimble Creek Concept Area. The Master Plan calls for a “Pearl and String” concept that links these three neighborhood parks with a landscaped pathway or streetscape, providing a unique and walkable experience to residents. These smaller parks should be planned through a community planning process to ensure

community input on amenities, as well as to avoid overlapping in amenities between the neighborhood parks.

As development may happen in phases, the approach for the linear-oriented south-central open space park is through a pearl and string approach. The park pearls may vary in size but are connected by a 30-foot-wide string which includes a shared-use path. The park includes the following elements:

- 30-foot ped/bikeway string along the east side of Center Parkway to be located in a shared-use path and will not be considered part of a pearl.
- Up to 4 pearls of various sizes spread along the open space network
- Min sizes pearl: 2 acres minimum.
- Maximum size pearl: none
- Min combined size of all pearls: 10 acres
- Min average width of each park pearl: 200 feet
- Min average depth of each park pearl: 200 feet
- At least 5 acres to be developed with active recreation components
- The first park pearl dedicated shall be at least 3 acres in size

East Ridge- Thimble Creek Conservation Area

The East Ridge is a beautiful edge to the Thimble Creek area and should be planned as a publicly accessible amenity and protected resource area. However, this vision could be accomplished as a public park or through a private ownership, construction, and long-term maintenance approach with public access easements. The natural resource inventory identified important resources and opportunities for habitat restoration in the riparian areas of Thimble Creek. The park is identified primarily as an open space area with space for habitat restoration, trails, viewpoints, educational and passive recreational opportunities. The park includes the following elements:

- Minimum of ½ of area between the Thimble Creek stream buffer and the 490-foot elevation ridgeline to be open space.
- Two public viewpoints separated by at least 400 feet with a minimum size of .35 acre at less than 10% slope for each viewpoint. One of the viewpoints must be visible from a passing vehicle.
- Minimum 700-foot non-interrupted view corridor along open space from east edge of Ridge Parkway.
- Provide a pedestrian-oriented forest trail from one viewpoint to another along the Ridge Parkway

South End Concept Area

The South End Concept Plan provides access to a network of parks and open space within easy walking distance of residents and offers a variety of opportunities for recreation. The plan utilizes bands of open space consisting of sensitive habitat and drainage areas, park land, and roadways with landscaped central parkways to connect each of the planned neighborhoods to each other and the adjacent regional natural area at Canemah Bluffs. As currently proposed, the South End Concept Plan provides 24 acres of parks and an additional 51 acres of open space.

Meyers Road/Caulfield Area (Neighborhood Park)

The park equity maps contained within the Parks Master Plan identify an area in the Meyers Road/Caulfield Neighborhood area as lacking in neighborhood parks. To meet targeted levels of service identified in the City's Parks Master Plan, the City should consider acquiring land in this area for future development as a neighborhood park.

Partlow Road Area (Neighborhood Park)

The park equity maps contained within the Parks Master Plan identify an area in the Partlow Road area as lacking in neighborhood parks. To meet targeted levels of service identified in the City's Parks Master Plan, the City should consider acquiring land in this area for future development as a neighborhood park.

Additional Trails

According to the level of service analysis performed in the Parks Master Plan process, the City needs to add 3 miles of trails to meet future levels of service based on projected population growth. The City should prioritize projects that are already identified in the existing Trails Master Plan for potential future development.

Aquatics & Recreation Center

The Parks Master Plan identifies a deficiency in the planned level of service for indoor recreation facilities as Oregon City's population continues to grow. The City should consider planning for a new Aquatics & Recreation Center that will better serve the continuing needs of both residents and non-residents. Additionally, the City should

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consider acquiring enough land to construct both a new Aquatics & Recreation Center and a youth sports facility to ensure sufficient community support and consolidate activities to a central location. It is recommended the City engage in a community planning process to determine the appropriate size and location of such a facility.

Figure 1 – Map of Current and Future City Park Land

