



PARKS ADVISORY COMMITTEE

AGENDA

Monday, June 14, 2021



6:00pm Public Meeting Session - Virtual (GoToMeeting)

PAC Meeting

- I. Introductions – (5 min.)**
- II. Public Comment – (up to 10 min.)**
- III. Assignment Review – (5 min.)**
- IV. Review of Meeting Summary – All (2 min.)**
- V. Staff Updates/Reports – (40 min.)**
 - 1) Facility Condition Assessment Report
 - 2) Armitage Campground Expansion Update
 - 3) Harbor Vista Cabins Update
- VI. Old Business – All (15 min.)**
 - 1) HBRA Non-Motorized Access
- VII. New Business – All (15 min.)**
 - 1) Pisgah Summit Studio Publication
 - 2) Climate Advisory Committee Report
- VIII. Open – All (5 min.)**
- IX. Operations Report - (5 min.)**
- X. Meeting Wrap-up/Assignments – (5 min.)**
- XI. Adjourn**

2021 Meeting Dates:

JANUARY 11	MAY 10	SEPTEMBER 13
FEBRUARY 8	JUNE 14	OCTOBER 11
MARCH 8	JULY NO MEETING	NOVEMBER 8
APRIL NO MEETING	AUGUST 9	DECEMBER 13

Lane County Parks Advisory

May 10, 2021
Meeting Summary

The

**This written indexed summary of minutes is provided as a courtesy to the reader.
The recorded minutes created pursuant to ORS 192.650(1) are the official minutes of this body under Oregon law.**

The recorded minutes are available on the Parks Advisory Committee website:

http://lcpubw05.lanecounty.org/Information/PW_Parks/PAC_051021.mp4

Members Present: Jim Mayo, Kevin Shanley, Greg Hyde, Carl Steifbold, Mike Allen, Tyger Gruber
Members Absent: Ashley Adelman
Staff Present: Brett Henry, Michelle Hunt, Cynthia Schlegel, Dan Hurley, Bob Keefer
Guests Present: Byron Trapp (Sheriff's Mounted Posse), Alan Murphy (Sheriff's Mounted Posse), Sean Maxwell (public)

Co-Chair Mayo called the meeting to order at 6:01 p.m.

00:03:00 Public Comment

- Sean Maxwell signed on to the meeting, but his audio was lost, therefore no input was obtained.

00:04:13 Assignment Review

- Henry added Climate Advisory Committee report to the agenda.

00:4:43 Review of Meeting summary for March 8, 2021

- Approved as written; Greg Hyde motioned, Kevin Shanley seconded, motion passed unanimously.

00:05:23 Staff Updates

- Sheriff's Mounted Posse Update – Former Sherriff Byron Trapp and Alan Murphy gave a presentation on some of the improvements planned for the arena at HBRA. The Posse is an all-volunteer program and volunteers provide all their own horses. The Sheriff's Mounted Posse relies on fund-raising events and donations. The Posse secured the funding and labor to construct the new arena on higher ground, further away from the river. Under an agreement with Lane County Parks, the Posse maintains the horse arena and surrounding grounds at HBRA. Putting a roof on the arena is the first priority.

- Facility Condition Assessment Update – Faithful & Gould assessed the above-ground infrastructure at Armitage, Richardson, Baker Bay, and Orchard Point. There are more above-ground infrastructure needs than previously thought. Pro Pipe who is a subcontractor to Faithful & Gould is accessing the below ground infrastructure and should have the full report complete by the next PAC meeting. Faithful & Gould will give a report to the PAC on the assessment at the next meeting. Henry reminded the PAC the assessment was only done on four parks out of sixty eight.
- Parks Funding Task Force Update – At the March meeting of Dave Metz from FM3 presented the results of the public questionnaire. The top priorities identified by the public are: basic park maintenance, water quality, protecting wildlife habitat, restoring wildlife damaged parks, and campground maintenance. However, homelessness was the biggest problem identified in the survey along with COVID response and cost of housing. FM3 will follow up at the end of the year to see if any of the perceptions have changed. Henry stated the goal is to put a ballot measure on the ballot next year.
Bob Keefer who is facilitating the Task Force gave a status on the work completed by the Task Force and touched on a future timeline of activities. He noted that after assessing the opinions and the survey results, a local levy option appears to be the most viable solution to start with, and then add a bond measure or pursue a special service district at a later date.

01:01:35 Old Business

- Shanley requested a status report from Ed Alverson on the landscape studio publication that the University of Oregon completed for the Mt. Pisgah summit. Henry will add this item to the agenda for the next meeting.

01:07:54 New Business

- North Jetty Plans – Hunt gave an overview of where Parks is with the North Jetty project. Parks is working on a long-term lease with the Department of State Lands. Eventually improvements will be done at the site, but in the immediate future Parks is going to be charging parking fees. Hunt asked the PAC to support parking fees for August. The electrical work and fee machine installation will not be completed by August so the Passport application and fee tubes would be used in the interim. A credit card fee machine will be installed when electrical work can be completed. Holes in parking lot will be filled with rock until paving can be done. The gate will be closed at dusk. Parks would like to go before the Board of Commissioners in July and a motion from the PAC is needed to move forward with charging parking fees. Kevin Shanley motioned to support parking fees at the North Jetty, Greg Hyde seconded and the motion passed unanimously.
- Climate Advisory Committee Report – Allen gave a report on the Climate Advisory Committee. Henry stated Parks is moving forward with the electric car charging station including a retrofit for a solar panel installation at Mt. Pisgah. Henry is hopeful it will be in place this summer.

01:37:11 Open

- Shanley announced that the University of Oregon landscape department has a studio project at the North Bottomlands at HBRA. June 2nd is their final project date, so those interested in the ideas are for the area can let Shanley know and he will help arrange those interested to participate in the reviews.

01:41:12 Natural Areas Operations Report

- Alverson provided the PAC with the operations report. Shanley inquired if there is a plan for replanting at the parks up the McKenzie that were affected by the wildfire. Alverson stated Parks is still working on removing hazard trees and debris and re-planting will occur afterwards.

01:43:25 Meeting Wrap-up/Assignments

- Faithful & Gould will give a presentation on the Facility Condition Assessment to the PAC at the June meeting before it goes to the Board of Commissioners.
- University of Oregon Landscape Studio report from Bart Johnson will be added to the agenda for the next PAC meeting.
- Henry will post survey and community forum links for Mike Allen.
- Allen inquired about the plans to build the new cabins at Harbor Vista. Henry stated that the plans will ensure they are not too close to the drop off, are constructed to withstand tsunami requirements, and ADA accessible. Parks staff will provide a report to the PAC for the next meeting.

Mayo adjourned the meeting at 7:45 p.m.

Facility Condition Assessment For

Richardson
25950 Richardson Park Rd.
Junction City, OR 97448



Date of Report : June 03, 2021

Provided By

Faithful+Gould, Inc.

Provided For

Lane County, OR

FAITHFUL
GOULD

Member of the SNC-Lavalin Group



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QUALITY CONTROL TRACKING STAMP (3-STEP)	
Version 1	Date: 1/6/2017
QC DOCUMENT:	
QC REVIEW ACTIVITY	
1. READY FOR REVIEW	ORIG: Name Scott Edson Date 1/22/2020
2. QC REVIEW (Red = correction)	REV: Name Anna Brophy Date 1/28/2020
3. CHANGES MADE AND VERIFIED (Blue check next to comment = accept) (Yellow highlight over red comment = change made to address comment)	ORIG: Name Scott Edson Date 1/29/2020
ORIG = Originator, REV = Independent Reviewer	
Atkins North America, Inc.	



Executive summary

Introduction

In accordance with the contract held between Lane County and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of Richardson located at 25950 Richardson Park Rd. Junction City, OR, 97448 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory and an evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. The data in this report represents an opinion of the probable cost of construction and is made on the basis of the experience, qualification, and best judgement of professional consultants familiar with the construction industry. Our line item costs assume that the work will be undertaken by either in-house or direct sub-contract.

This report provides a summary of the anticipated primary expenditures over the 10 - year study period. Further details of these expenditures are included within each respective report section and within the 10 - year expenditure forecast, in Appendix A.

The report also calculates the Current Facility Condition Index (FCI) which is used by Facilities Management professionals to benchmark the relative condition of a group of facilities. The FCI is a snapshot of the condition of the building in a given year. The FCI scores are primarily used to support asset management initiatives of federal, state, and local government facilities organizations.



Limiting Conditions

This report has been prepared for the exclusive and sole use of the Lane County. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building and site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-015 for PCA assessments. As per this ASTM Standard, the assessment of the building and site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

Faithful+Gould cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent Cost Estimates. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site or building, definition of the construction schedule, and preparation of tender documents.



Project Details

On December 15, 2020, Scott Edson & Errol Hawkins of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by Ed Lutz (Supervisor) who is associated with Parks and Recreation at Lane County.

Building Details

Item	Description
Project Name	Richardson
Property Type	Park
Full Address	25950 Richardson Park Rd. Junction City, OR, 97448
Onsite Date	12/15/2020
Year Built	1960
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	17,780
Current Replacement Value (CRV)	\$8,112,279
CRV/GSF (\$/Sq Ft)	\$456



Property Executive Summary

At 115 acres, Richardson Park is the largest developed park in the Lane County Parks system. It is accessible by major roads in all directions and is the closest RV campground to the cities of Eugene and Veneta. With 88 sites, a large day use area, and three picnic shelters, it is one of the most visited County parks. An 8,000 square-foot picnic shelter was completed in 2004. The three-roofed structure houses a full-service outdoor kitchen and seats 300 people. Richardson has a 212-slip marina, a swimming area, play structures, game areas, and an outdoor amphitheater. Power for the park is supplied by the local utility company and is distributed by power poles and transformers. Water for the park is supplied by the parks well. The park does contain a caretaker house that we did not have access to during the time of the assessment.

Pump House

The Pump House building is constructed on reinforced concrete spread footings with a reinforced concrete slab-on-grade. The exterior wall construction consists of CMU (Concrete Masonry Unit) exterior walls with a painted finish. The roof is constructed of a wood roof truss system and plywood with a corrugated metal roof. The exterior of the building contains a double hollow metal door. The building contains pumping equipment and the associated electrical systems. Heating is supplied by one suspended electric unit heater manufactured by King Electric. The well house contains one galvanized water storage tank. We assume the storage tank has a storage capacity of 1000 gallons. The building contains one emergency eye wash station with a shower.

The Pump House building is generally in fair condition overall. There is no signs of cracking or settling of the slab or walls and the roof covering appeared to be in fair condition. The hollow metal door appeared in poor to fair condition; based on it's age and condition, we recommend replacement early in the study period. It is also recommended that the building's exterior wall surfaces be repainted late in the study period to maintain the appearance of the building and to protect against the elements. The water storage tank was observed to be in fair condition and is original to the structure. Based on the age, we recommend replacing it early in the study period. The emergency eye wash stations appeared to be in fair condition. Based on a typical RUL of nine years and current observed conditions replacement is recommended later in the study period to maintain it's reliability as a safety piece of equipment. The electrical and pump equipment was observed to be in fair condition. Based on their age, we recommend replacement early in the study period.

Marina Restroom

The 1665 square foot Marina Restroom is constructed on a standard reinforced concrete slab on grade with perimeter reinforced concrete spread footings that support the exterior brick walls. The exterior walls contain multiple single-hung exterior hollow metal doors. The pitched roof contains multiple plastic skylights and is constructed from traditional wood beams and rafters. The roof is finished with an asphalt shingle system with aluminum gutters and downspouts. Exterior doors for the restroom consist of hollow metal doors and one overhead roll-up door. The interior of the restroom has exposed slab flooring with site-built toilet partitions. Plumbing fixtures include multiple vitreous china wall-mounted water closets, vitreous china lavatories, wall-hung urinals, and three wall showers. Domestic hot water for the marina restroom is provided by one 120-gallon electric hot water heater. The hot water heater is manufactured by Bradford White. Waste is piped throughout the building via cast iron piping. Cold water distribution is provided by copper lines. The electrical system consists of one small, (under 400 amp), 120/240-volt 125-amp panel. The building's lighting consists of 2X4ft fluorescent light fixtures. The fluorescent bulbs are protected by a plastic cover. Exterior lighting is provided by wall-mounted wall pack fixtures at each elevation of the building.

The Marina Restroom was observed to be in poor to fair condition overall. The asphalt roof was observed to be in poor condition. No leaks were reported at the time of the assessment however, based on the age and condition of the roof, we recommend a full replacement of the asphalt shingle system, skylights, and gutter system early in the study period. The plumbing fixtures appeared to be in fair condition. They functioned properly with no reported leaks or visible cracks; therefore, we anticipate they will last beyond the study period with only routine maintenance required. We also recommend installing ADA under sink protection kit to all sinks so as to comply with local ADA codes. The domestic hot water heaters were observed to be in fair condition. They will reach the end of their useful life late in the study period at which point it is recommended that they be replaced. The 100-amp panelboard was observed to be in fair condition. That said, we assume that the panelboard is original to the structure. Based on it's age and condition, we recommend replacement early through



the study period. The fluorescent strip light fixtures were observed to be in poor condition. We recommend replacing the fixtures with LED to help reduce electric costs. The exterior light fixtures appeared to be in poor condition as well. We noticed discolored lenses and deteriorating housings. It is anticipated that they will need to be replaced early in the study period in order to keep the building well lit.

Day Use Restroom 1

The Day Use Restroom structure is located on the Northern section of the park and is approximately 1000 square feet. The structure rests on a standard reinforced concrete slab on grade that supports exterior CMU walls with a painted finish. The pitched roof is constructed from traditional wood beams and rafters. The roof is finished with a preformed corrugated metal roof system with plastic skylights. The exterior doors of the restroom consist of single hollow doors with a painted finish. The interior of the restroom has quarry tile flooring with ceramic wall tile partitions. Plumbing fixtures include multiple vitreous china wall-mounted water closets, vitreous china lavatories and stall-type urinals. Waste piping is cast iron piping throughout the building and drains to the park's sewer lines. Domestic water is supplied directly from the well and enters the building's east elevation. The electrical system consists of one small (under 400 amp) 120/240-volt 100-amp panel. Lighting is provided. The building's lighting consists of two 2X4 ft fluorescent light fixtures. The fluorescent bulbs are protected by a plastic cover.

The Day Use Restroom was observed to be in poor to fair condition overall. The exterior walls were observed to be in poor to fair condition. The exterior wall is sinking on the northwest elevation from what appears to be caused by roof drainage issues. We recommend repairing the CMU and rerouting the downspout away from the structure. It is also recommended that the restroom exterior be repainted to maintain the general appearance of the facility. The exterior hollow metal doors were observed to be in poor to fair condition and are assumed to be original to the structure. Based on their age and condition, we recommend replacement early in the study period. The interior paint was observed to be in poor to fair condition. Based on the industry standard, repainting of the GWB is required every eight years; therefore, repainting of the GWB walls is recommended early in the study period. The domestic water system appeared to be in poor to fair condition and original to the structure. Based on its age and condition, we recommend replacement early in the study period. The panelboard was observed to be in poor to fair condition and has surpassed the standard EUL of thirty years. We anticipate replacement early in the study period. The fluorescent strip light fixtures were observed to be in poor condition. We recommend replacing the fixture with LED to help reduce electric costs. It is also recommended that ADA under sink protection kit are installed on all sinks in order to comply with local ADA code.

Day Use Restroom 2

The Day Use Restroom 2 structure is located on the northeast section of the park and is approximately 1000 square feet. The structure rests on a standard reinforced concrete slab on grade supporting exterior CMU walls with a painted finish. The pitched roof is constructed from traditional wood beams and rafters. The roof is finished with a preformed corrugated metal roof system and plastic skylights. The exterior doors of the restroom consist of single hollow doors with a painted finish. The interior of the restroom has quarry tile flooring with ceramic wall tile partitions. Plumbing fixtures include multiple vitreous china wall-mounted water closets, vitreous china lavatories and stall-type urinals. Waste piping is cast iron piping throughout the building and drains to the building's parks sewer lines. Domestic water is supplied directly from the well and enters the building's south elevation. The building's electrical system consists of one small, (under 400 amp), 120/240-volt 100-amp panel. The building's lighting consists of two 2X4 ft fluorescent light fixtures. The fluorescent bulbs are protected by a plastic cover.

The Day Use Restroom was observed to be in poor condition. The exterior walls at all elevations were observed to be in poor condition and cracking. The slab is cracking due to the ground settling. The roof was leaking in several different locations. The light and plumbing fixtures appeared to be original to the structure. Based on the age and condition of the restroom, we recommend replacing the structure early in the study period.



Campground Restroom 1

The Campground Restroom is located at the central section of the park. The 1200 square foot restroom rests on a standard reinforced concrete slab on grade with perimeter reinforced concrete spread footings to support the exterior brick walls. The exterior walls contain multiple single-hung exterior hollow metal doors. The pitched roof is constructed from traditional wood beams and rafters and is finished with an asphalt shingle system with aluminum gutters and downspouts. There are multiple plastic skylights present in the roof. The interior of the restroom has exposed slab flooring with site-built toilet partitions. Plumbing fixtures include multiple vitreous china wall-mounted water closets, vitreous china lavatories, wall-hung urinals and three-wall ceramic showers. Domestic hot water for the restroom is provided by two electric hot water heaters with 120-gallon capacity. The water heaters are manufactured by Bradford White and are located in the storage room. Waste piping is cast iron piping throughout the building and drains to the building's septic tank. Domestic water is supplied directly from the well and enters the building's south elevation. Power for the restroom is provided by one 800amp panelboard located on the southwest elevation of the building's exterior. Exterior lighting for the building consists of wall mounted wall pack fixtures at each elevation of the building.

The Campground Restroom was observed to be in fair to good condition overall. The asphalt roof was observed to be in fair condition with no leaks reported at the time of the assessment. Based on the age of the roof, we recommend replacement midway through the study period. The skylight appeared to be in fair condition with no reported or observed moisture ingress present. Based on a typical EUL of thirty years and their observed condition, we have included for their replacement midway through the study period. The plumbing fixtures appeared in fair to good condition. They functioned properly with no reported leaks or visible cracks; therefore, we anticipate that they will last beyond the study period with only routine maintenance. We recommend installing ADA under sink protection kit to all sinks. The domestic hot water heaters were observed to be in fair to good condition. No replacement will be necessary during the study period. The 800amp panelboard was observed to be in fair condition. Based on the age, we recommend replacement late in the study period. The fluorescent strip light fixtures were observed to be in poor condition. We recommend replacing the fixture with LED to help reduce electric costs. The exterior light fixtures appeared to be in poor condition. We noticed discolored lenses and deteriorating housings. We anticipate a need for replacement early in the study period in order to keep the building well lit.

Campground Restroom 2

The second Campground Restroom is also located in the central section of the park. It is identical to the Campground Restroom 1 but was constructed five years later, in 1999. The 1,200 square foot restroom rests on a standard reinforced concrete slab on grade with perimeter reinforced concrete spread footings to support the exterior brick walls. The exterior walls contain multiple single hung exterior hollow metal doors. The pitched roof contains multiple plastic skylights and is constructed from traditional wood beams and rafters, finished with an asphalt shingle system with aluminum gutters and downspouts. The interior of the restroom has exposed slab flooring with site-built toilet partitions. Plumbing fixtures include multiple vitreous china wall-mounted water closets, vitreous china lavatories, wall-hung urinals and three-wall ceramic showers. Domestic hot water for the restroom is provided by two electric hot water heaters with 120-gallon capacity. The water heaters are manufactured by Bradford White and are located in the storage room. Waste piping is cast iron piping throughout the building and drains to the buildings septic tank. Domestic water is supplied directly from the well and enters the building's south elevation. Power for the restroom is provided by one 800amp panelboard located on the southwest elevation of the building's exterior. Exterior lighting for the building consists of wall mounted wall pack fixtures at each elevation of the building.

The Campground Restroom 2 was observed to be in fair to good condition overall. The asphalt roof was observed to be in fair condition with no leaks reported at the time of the assessment. That said, the roof has reached the end of it's useful life and is recommended for replacement early in the study period. The skylights appeared to be in fair condition with no reported or observed moisture ingress present. Based on a typical EUL of thirty years and their observed condition, we have included for their replacement late in the study period. The plumbing fixtures appeared to be in fair to good condition. They functioned properly with no reported leaks or visible cracks; therefore, we anticipate they will last beyond the study period with only routine maintenance. We also recommend installing ADA under sink protection kits to all sinks in order to comply with local ADA codes. The toilet partitions on the men's side were observed to be in poor to fair condition. Based on the condition of the partitions, we recommend replacement early in the study period. The domestic hot water heaters were observed to be in fair to good condition. They are expected to last until the end of the study period. The 800amp panelboard was observed to be in fair condition. Based on the age, we recommend replacement late in the study period.



The exterior light fixtures appeared to be in poor to fair condition and original to the structure. Based on their age and condition, we recommend upgrading to LED fixtures early in the study period to help reduce energy costs.

Pavilions

The day use area contains two large pavilions and one small pavilion. The pavilions are constructed of CMU pillars, wood rafters, wood roof decking and asphalt roof shingles. Power for the pavilions is provided by one 100amp panelboard. The panelboard is mounted on the north elevation of the small pavilion.

The pavilions as a whole were observed to be in fair condition. No issues were reported at the time of the assessment. The panelboard was observed to be in poor to fair condition. Based on the age and condition, we recommend replacement early in the study period.

Picnic Shelter

The park contains a large canopy at the marina side of the park. The canopy consists of tube steel posts and joists with a wood decking and Corrugated Metal Roof Panels. There is one painted CMU wall at the south side of the canopy. The picnic shelter contains a laminated countertop with a double-bowl stainless steel sink on the west elevation. The building has two wall pack lighting fixtures that illuminate the inside of the shelter. Power for the shelter is provided by one 100amp panelboard.

The canopy was observed to be in fair condition. There is a wood brace on the north elevation that will require replacement early in the study period. An action has been created. We recommend repainting the canopy late in the study period in order to maintain its appearance. The countertop was observed to be in poor condition. Based on its age and condition, we recommend replacement early in the study period. The sink was observed to be in fair condition. Based on the age, we recommend replacement late in the study period. The light fixtures appeared to be in poor condition. We noticed discolored lenses and deteriorating housings. We anticipate a need for replacement early in the study period in order to keep the building well lit.

Caretaker House

The caretaker house is constructed on a foundation of concrete spread strip footings which support the wood stud walls with vinyl siding. The roof consists of sloped wood trusses with plywood decking and asphalt shingle roof covering that drains to metal gutters and downspouts around the perimeter. The exterior walls contain dual pane UVPC windows, wood framed windows, wood core exterior doors, and a sliding glass arcadia door. The electrical system consists of one small 120/208-volt 150-amp panel. Lighting is provided by surface mounted light fixtures throughout the interior and wall mounted light fixtures at the exterior. Waste piping is assumed to be cast iron piping throughout the building that drains to the house's septic tank. Domestic water is supplied directly from the well and enters through the building's east elevation.

The caretaker house was observed to be in fair condition overall. The wood window units ranged in condition from poor to fair to good condition. Most of the windows have been upgraded within the past few years. We recommend replacing the final few window units early in the study period. The exterior doors were observed to be in fair condition and are expected to last until the end of the study period. The panelboard for the house was recently replaced and is expected to last beyond the study period.

Pond Pump House

The Pump House building is constructed on reinforced concrete spread footings with a reinforced concrete slab-on-grade. The exterior wall construction consists of precast concrete exterior walls with a painted finish. The roof is constructed of wood roof truss and plywood with a corrugated metal roof. The exterior of the building contains a double hollow metal door. The building contains two 5 horsepower pumps, a 400 CFM exhaust fan, and the associated electrical systems. Heating is supplied by one suspended electric unit heater. The building contains one emergency eye wash station with a shower.



The Pump House building appeared to be generally in fair condition. There is no cracking or settling of the slab or walls. The roof covering appeared to be in fair condition. The hollow metal door also appeared to be in fair condition. Based on its age and observed condition, it is recommended for replacement early in the study period. The emergency eye wash station appeared to be in fair condition. That said, it has reached the end of its estimated useful life and is recommended for replacement in order to maintain its reliability as life safety equipment. The electrical equipment was observed to be in fair condition and will last beyond the study period. The building's variable frequency drives and the exhaust fan will reach the end of their useful life at the end of the study period, at which time replacement is recommended. The unit heater appeared to be in poor to fair condition. Based on its age and condition we recommend replacement early in the study period. The water circulating pumps have surpassed their EUL of 15 years. We recommend replacement early in the study period.

Sheriff Building

The Sheriff Building is constructed on reinforced concrete spread footings with a reinforced concrete slab-on-grade. The exterior wall construction consists of CMU (Concrete Masonry Unit) exterior walls with a painted finish. The roof is constructed of wood roof truss and plywood with an asphalt roof. The exterior of the building contains a single core wood door and an overhead roll-up door. We did not have access to the interior of this building at the time of the assessment.

The Sheriff building appeared to be generally in poor to fair condition. There is no cracking or settling of the slab or walls. The roof covering appeared to be in poor to fair condition. We recommend replacement of the roof covering early in the study period. The exterior wood doors also appeared to be in poor condition. Based on the age and condition, we recommend replacement early in the study period. We recommend painting the building's exterior wall surfaces late in the study period.

Office/ Visitors Center

The Visitors Center consists of concrete spread strip footings which support the wood stud walls with wood siding. The roof and canopy consist of sloped wood trusses with plywood decking and has a corrugated metal roof covering that drains to metal gutters and downspouts around the perimeter. The exterior walls contain dual pane UVPC windows and a wood core exterior door. We did not have access to the interior of this building at the time of the assessment.

The Visitors Center as a whole was observed to be in fair condition. No issues were reported at the time of the assessment. Based on the condition, no actions are anticipated during the study period.

Site Systems

Parking for the park is provided by an asphalt base parking lot with parking for 572 cars and 85 car/trailer. The parking lot is bordered by a concrete curb. The park is equipped with a complete irrigation system that includes a timer, pop-up sprinkler heads, control valves and solenoid valves. Pressure treated wood docks with boat slips are present lakeside. The park contains one pay/ticket dispenser located at the entrance of the park. The park contains several lift stations, a dump station and a boat pump station on site. The lift stations and dump station contain two appx. 5 horsepower pumps. Storage water for the park is provided one 20,000-gallon storage tank that is located on top of the hill and is gravity fed. Main line water for the park is supplied by what we assume to be cast iron pipe throughout.

The irrigation system at the marina and day use area was observed to be in poor to fair condition and is assumed to be original to the park. Based on the age of the irrigation system, we recommend replacement early in the study period. The wood treated boat docks were observed to be in fair condition and will last beyond the study period. The wood ramps at the boat launch and day use area were observed to be in poor condition. We recommend replacement early in the study period. The asphalt base parking lots and curb paving at the marina and day use areas were observed to be in poor condition and have surpassed the typical EUL of twenty years. Based on the age and condition of the asphalt, we recommend a full replacement early in the study period. We also recommend resealing and restriping the pavement at the campsite early in the study period and every five years after as a matter of routine maintenance. The lift station located near the day use area will need to be rebuilt early in the study period.



The water storage tank was observed to be in poor condition and has surpassed its EUL of thirty years. We recommend replacement early in the study period. Water supply is assumed to be cast iron pipe and original to the park. Based on the age and material of the pipe, we recommend replacement early in the study period.



Summary of Findings

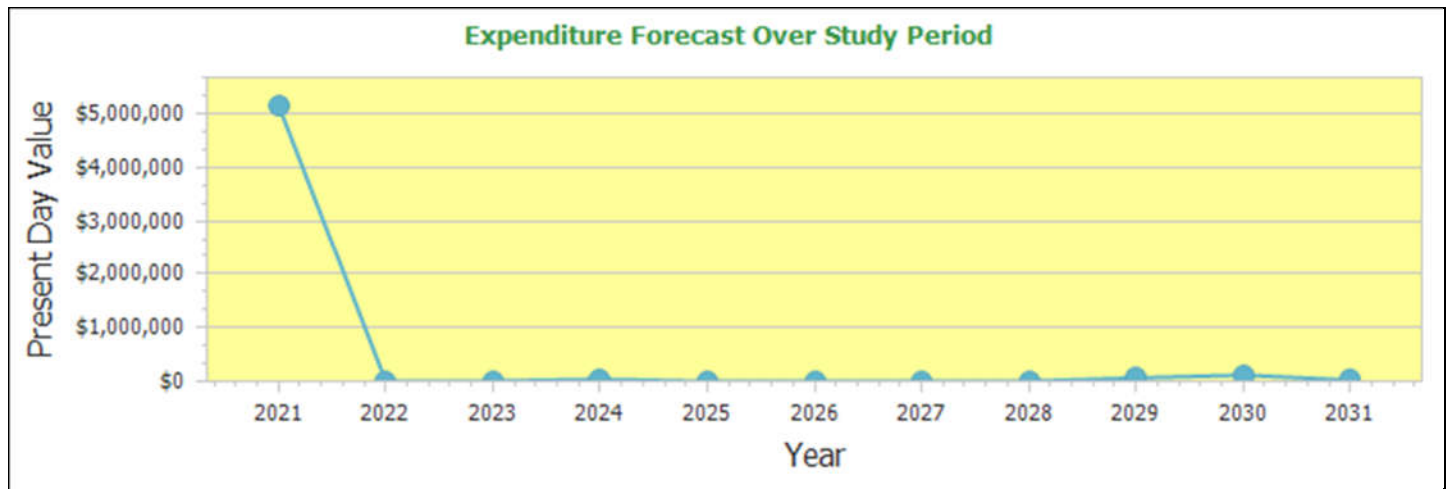
This report represents summary-level findings for the Facility Condition Assessment. The deficiencies identified in this assessment can be combined to develop an overall Long-Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	63.5%
Immediate Capital Needs (Year 0 and Year 1)	\$5,153,769
Future Capital Needs (Year 2 to Year 10)	\$285,502



Building Expenditure Summary

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Richardson building. In addition, we have noted key findings highlighting items greater than \$5,000 and their anticipated year of replacement. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$5,439,271 (Immediate Needs + Future Needs).



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
\$5,153,769	\$0	\$7,606	\$42,896	\$0	\$8,009	\$10,868	\$5,508	\$66,703	\$119,315	\$24,598



Key Findings

Below is a list of Key Findings of capital expenditures over a \$5,000 threshold :

Level 1	Action Type	Level 5	Year	Expenditures
B Shell	Schedule Action	B201134 Repaint Exterior Wall Surfaces	2028	\$5,508
B Shell	Replacement	B202104 Steel Window Units _ Casement, Double Hung, Vent or Sliding	2021	\$6,273
B Shell	Replacement	B203202 Single Solid Core Wood Doors	2030	\$5,047
B Shell	Replacement	B203902 Single HM Doors	2021	\$7,234
B Shell	Replacement	B301114 Asphalt Shingle Roof	2021	\$13,403
B Shell	Replacement	B301114 Asphalt Shingle Roof	2021	\$7,728
B Shell	Replacement	B301114 Asphalt Shingle Roof	2021	\$12,075
B Shell	Replacement	B301114 Asphalt Shingle Roof	2024	\$11,954
B Shell	Replacement	B302103 Skylight _ Plastic	2029	\$8,076
B Shell	Replacement	B302103 Skylight _ Plastic	2024	\$6,562
B Shell	Replacement	B302103 Skylight _ Plastic	2021	\$10,095
C Interiors	Replacement	C301206 Ceramic Wall Tiles	2021	\$7,234
C Interiors	Replacement	C302407 Quarry Tile	2021	\$11,477
D Services	Replacement	D202105 Cold Water Distribution	2021	\$5,730
D Services	Replacement	D202205 DHW Expansion tank	2021	\$72,341
D Services	Replacement	D202213 Domestic Hot Water Heater _ Electric	2027	\$10,868
D Services	Replacement	D202213 Domestic Hot Water Heater _ Electric	2031	\$10,868
D Services	Replacement	D202213 Domestic Hot Water Heater _ Electric	2030	\$10,868
D Services	Replacement	D202213 Domestic Hot Water Heater _ Electric	2030	\$10,868
D Services	Replacement	D202213 Domestic Hot Water Heater _ Electric	2031	\$10,868
D Services	Replacement	D301105 Fuel Tank, Above Ground _ Steel, 10,000 Gal	2021	\$25,000
D Services	Replacement	D304510 CW Circulation Pump and Motor, 2 to 5 HP	2021	\$8,412
D Services	Replacement	D304510 CW Circulation Pump and Motor, 2 to 5 HP	2021	\$50,474
D Services	Replacement	D306901 Variable Frequency Drives, VFD, 0 to 20 HP	2021	\$9,845
D Services	Replacement	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	2029	\$24,380



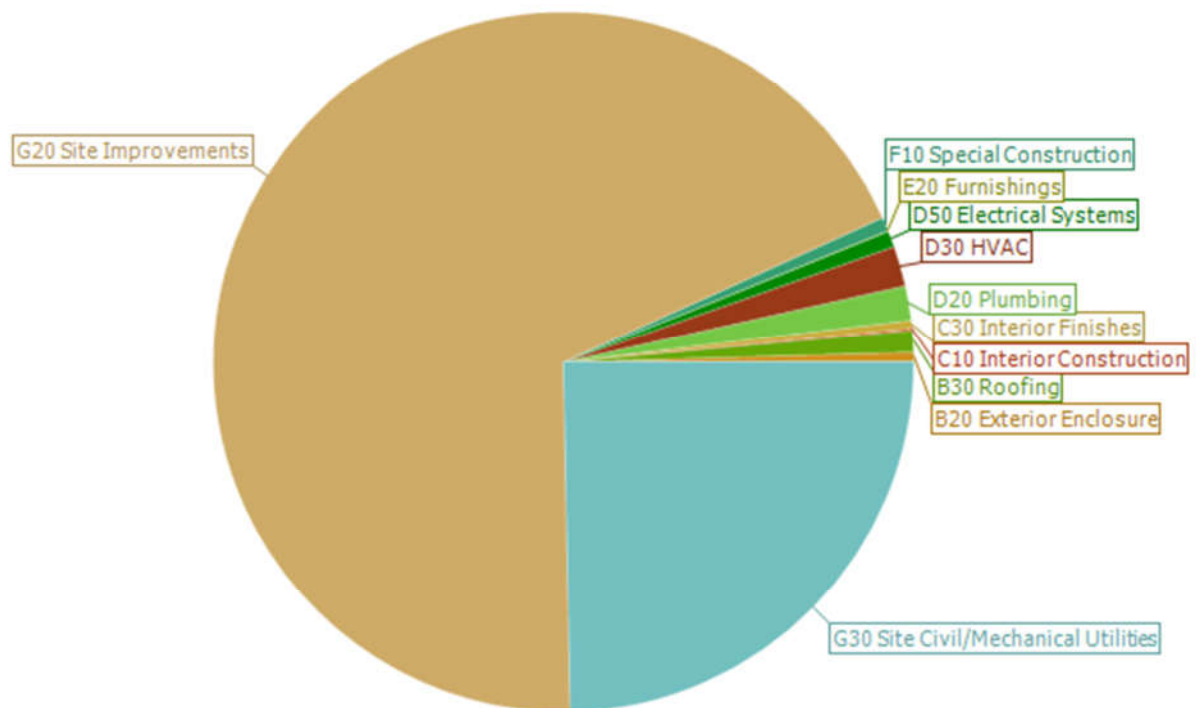
Level 1	Action Type	Level 5	Year	Expenditures
D Services	Replacement	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	2024	\$24,380
D Services	Replacement	D502205 Exterior Wall Pack Light Fixtures	2021	\$5,072
D Services	Replacement	D502205 Exterior Wall Pack Light Fixtures	2021	\$5,072
F Special Construction And Demolition	Replacement	F101309 Restroom with Plumbed Fixtures	2021	\$32,913
G Building Sitework	Replacement	G201301 Concrete Curb and Gutter Sections	2021	\$260,669
G Building Sitework	Schedule Action	G202001 Crack Repair, Seal Coating, and Restriping to Parking Lots	2030	\$41,933
G Building Sitework	Replacement	G202107 Asphalt Parking Lot With Striping	2021	\$925,642
G Building Sitework	Replacement	G202402 Ticket Dispenser	2029	\$19,401
G Building Sitework	Replacement	G203112 Boat Dock Pressure Treated Wood	2021	\$274,252
G Building Sitework	Replacement	G205701 Complete Irrigation System	2021	\$2,071,645
G Building Sitework	Replacement	G301101 2in. PVC Water Pipe _ Direct Bury	2021	\$59,142
G Building Sitework	Replacement	G301102 4in. PVC Water Pipe _ Direct Bury	2021	\$688,269
G Building Sitework	Replacement	G301145 2.5in. Galvanized Pipe Lateral	2021	\$8,967
G Building Sitework	Replacement	G301177 6in. PVC Water Pipe _ Direct Bury	2021	\$173,890
G Building Sitework	Replacement	G301500 Other	2021	\$20,000
G Building Sitework	Replacement	G302400 Other	2021	\$27,980
G Building Sitework	Replacement	G303100 Other	2021	\$243,269
G Building Sitework	Replacement	G303100 Other	2021	\$50,000
G Building Sitework	Replacement	G409101 RV Hookups _ Electric and Water	2030	\$50,600

1. All costs are presented in present day value.
2. Costs represent total anticipated values over the 10 year study period.
3. Budget for additional project costs of 25% - 30% to allow for professional fees, general contractor, overhead and profit management cost.



Distribution of Immediate (Year 0 - Year 1) Needs by Building System

Distribution of Immediate Needs by Building System

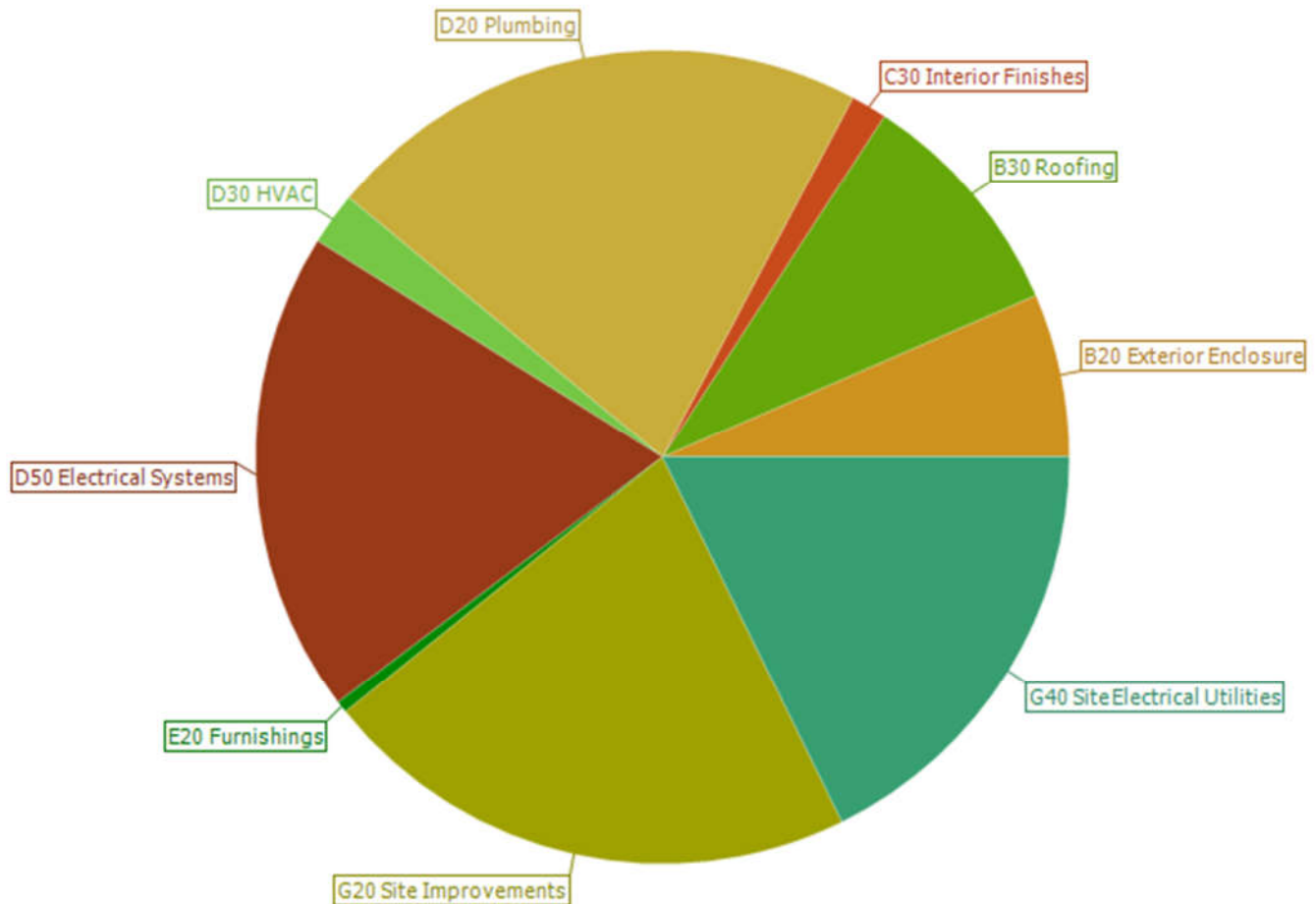


Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$23,763	0.5%
B30 Roofing	\$51,316	1.0%
C10 Interior Construction	\$4,501	0.1%
C30 Interior Finishes	\$19,782	0.4%
D20 Plumbing	\$82,025	1.6%
D30 HVAC	\$94,993	1.8%
D50 Electrical Systems	\$38,217	0.7%
E20 Furnishings	\$1,352	0.0%
F10 Special Construction	\$32,913	0.6%
G20 Site Improvements	\$3,532,209	68.5%
G30 Site Civil/Mechanical Utilities	\$1,272,698	24.7%
Total	\$5,153,769	100%



Distribution of Future (Year 2 - Year 10) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$18,564	6.5%
B30 Roofing	\$26,592	9.3%
C30 Interior Finishes	\$4,093	1.4%
D20 Plumbing	\$62,137	21.8%
D30 HVAC	\$5,976	2.1%
D50 Electrical Systems	\$54,855	19.2%
E20 Furnishings	\$1,352	0.5%
G20 Site Improvements	\$61,334	21.5%
G40 Site Electrical Utilities	\$50,600	17.7%
Total	\$285,502	100%



Facility Condition Index

In this report we have calculated the Current Year Facility Condition Index (FCI) for the facility as well as the FCI for subsequent years throughout the study period. The FCI illustrates the condition of the systems, equipment, and buildings in a given year and will go up if the required funding is not expended over the study period. The FCI is also used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

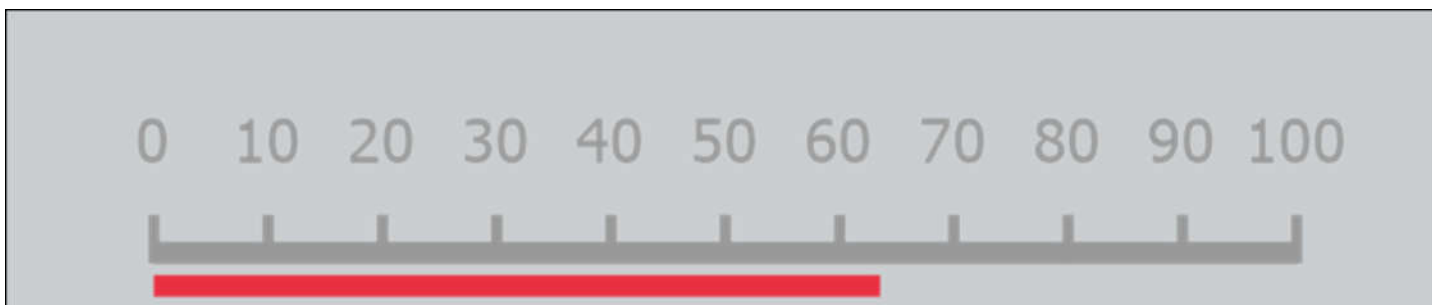
The FCI is the ratio of accumulated Deferred Maintenance (DM) (total sum of immediate required and recommended works) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV. The FCI ranges is from zero for a newly-constructed building, to 100% for a constructed asset with a Deferred Maintenance value equal to its CRV. Acceptable ranges vary by Building Type, but as a general guideline, the FCI scoring system is as follows:

$$\text{FCI} = \frac{\text{Deferred Maintenance, Immediate Repair Needs and Replacement Deficiencies.}}{\text{Current Replacement Value of the Facility (s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

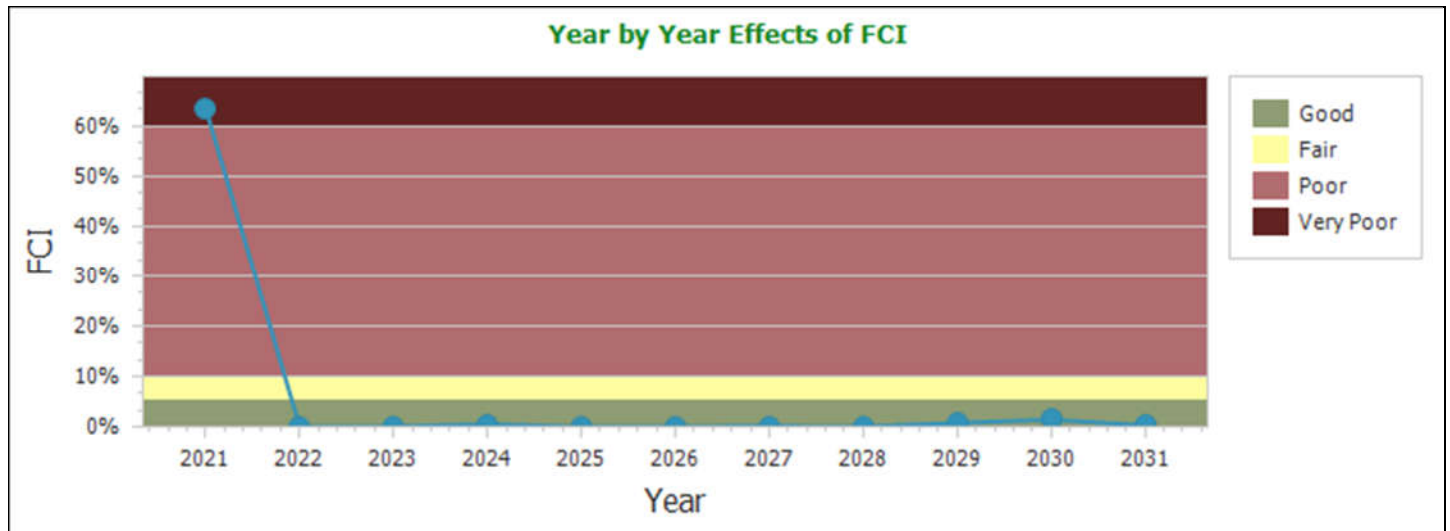
The chart below indicates the current FCI ratio of Richardson.



Richardson, FCI: 63.5%

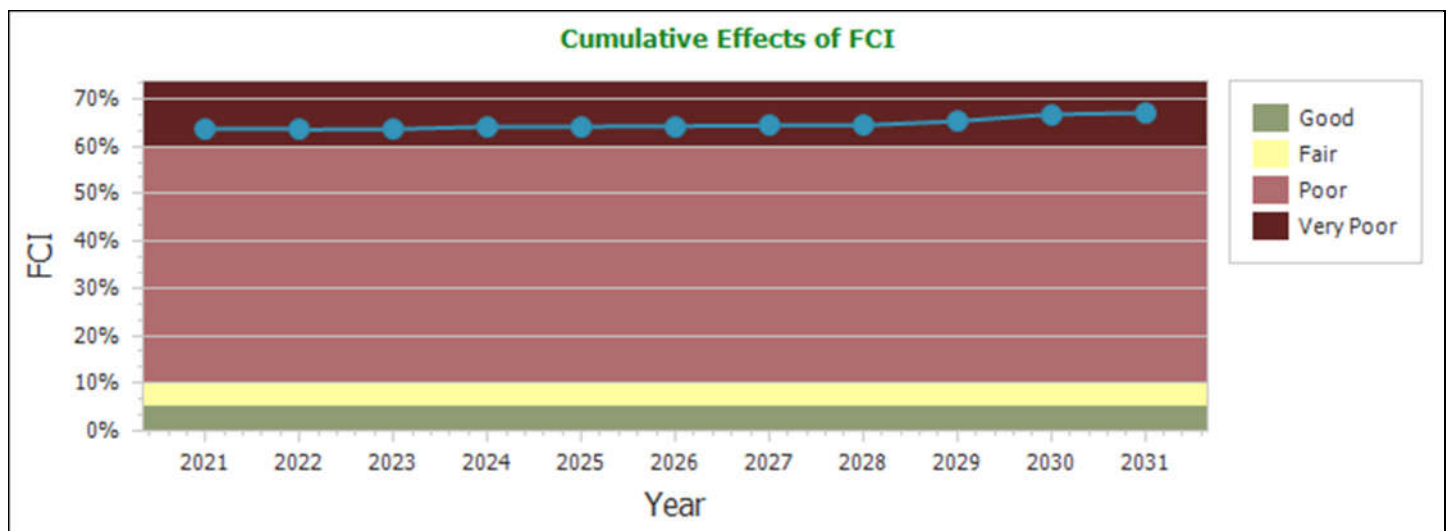


The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures are made to address the identified actions each year.



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
63.5%	0.0%	0.1%	0.5%	0.0%	0.1%	0.1%	0.1%	0.8%	1.5%	0.3%

The chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.



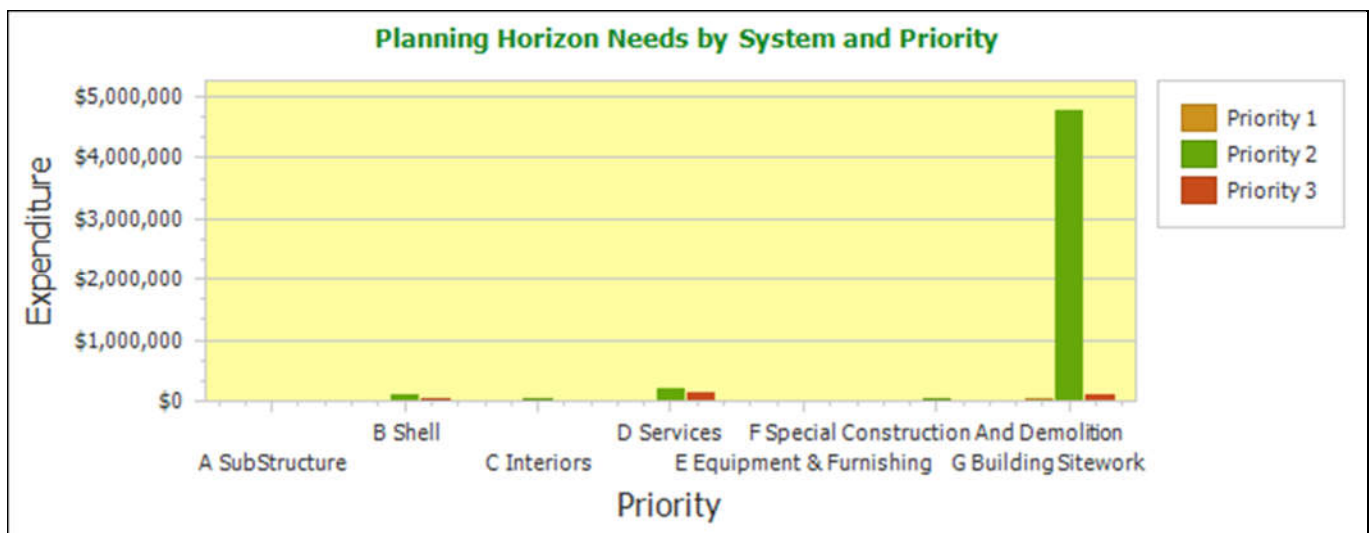
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
63.5%	63.5%	63.6%	64.2%	64.2%	64.3%	64.4%	64.5%	65.3%	66.7%	67.0%



Needs Sorted by Prioritization of Work

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

Priority 1: Fire/ Life/ Safety/ Code	<ul style="list-style-type: none"> Systems that require upgrade or replacement to comply with current Fire, Life, or Safety Codes and accessibility. These systems should be replaced immediately upon reaching the end of their useful life so as not to compromise the safety of the building
Priority 2: Currently Critical	<ul style="list-style-type: none"> Systems requiring immediate action that have failed or are nearing the end of their useful life, if not addressed will cause additional deterioration and added repair costs.
Priority 3: Necessary/ Not Critical	<ul style="list-style-type: none"> Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component.



Building System	Priority 1	Priority 2	Priority 3	Grand Total
A SubStructure	\$0	\$0	\$0	\$0
B Shell	\$0	\$87,034	\$33,201	\$120,235
C Interiors	\$0	\$25,353	\$3,022	\$28,376
D Services	\$7,908	\$211,281	\$119,015	\$338,203
E Equipment & Furnishing	\$0	\$2,704	\$0	\$2,704
F Special Construction And Demolition	\$0	\$32,913	\$0	\$32,913
G Building Sitework	\$19,401	\$4,784,906	\$112,533	\$4,916,840
Grand Total	\$27,308	\$5,144,192	\$267,771	\$5,439,271



Needs Sorted by Plan Type

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1: Deferred Maintenance	<ul style="list-style-type: none"> Maintenance that was not performed when it was scheduled or assets that are past the end of their useful life resulting in necessary immediate repair or replacement.
Plan Type 2: Routine Maintenance	<ul style="list-style-type: none"> Maintenance that is planned and performed on a routine basis to maintain and preserve the condition of the building system.
Plan Type 3: Capital Renewal	<ul style="list-style-type: none"> Planned future replacement of building systems that have or will reach the end of their useful life during the study period.



Plan Type	Expenditure Total
Capital Renewal	\$232,654
Deferred Maintenance	\$5,148,145
Routine Maintenance	\$58,472
Grand Total	\$5,439,271



Appendix

Appendix A - Capital Expenditure Table

Richardson

CRV : \$8,112,279

Year Built : 1960

GSF : 17,780

Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditure
2021	LnCty-Prks-0-Rich-B202104-69	Steel Window Units _ Casement, Double Hung, Vent or Sliding	72	SF	\$87.13	\$6,273
2021	LnCty-Prks-0-Rich-B202107-78	Wood Window Units	24	SF	\$95.84	\$2,300
2021	LnCty-Prks-0-Rich-B203900-103	Double HM Doors	1	EACH	\$3,076.71	\$3,077
2021	LnCty-Prks-0-Rich-B203900-99	Double HM Doors	1	EACH	\$3,076.71	\$3,077
2021	LnCty-Prks-0-Rich-B203902-85	Single HM Doors	3	EACH	\$2,411.37	\$7,234
2021	LnCty-Prks-0-Rich-B203908-73	Exterior Single Wood Doors	1	EACH	\$1,802.63	\$1,803
2021	LnCty-Prks-0-Rich-B301114-30	Asphalt Shingle Roof - Marina Restroom	1,665	SF	\$8.05	\$13,403
2021	LnCty-Prks-0-Rich-B301114-66	Asphalt Shingle Roof	1,500	SF	\$8.05	\$12,075
2021	LnCty-Prks-0-Rich-B301114-71	Asphalt Shingle Roof	960	SF	\$8.05	\$7,728
2021	LnCty-Prks-0-Rich-B301601-42	Aluminum Perimeter Gutters and Downspouts	90	LF	\$19.29	\$1,736
2021	LnCty-Prks-0-Rich-B301601-49	Aluminum Perimeter Gutters and Downspouts	90	LF	\$19.29	\$1,736
2021	LnCty-Prks-0-Rich-B302103-31	Skylight _ Plastic - Marina Restroom	54	SF	\$84.12	\$4,543
2021	LnCty-Prks-0-Rich-B302103-81	Skylight _ Plastic	120	SF	\$84.12	\$10,095
2021	LnCty-Prks-0-Rich-C101405-67	Toilet Partition	2	EACH	\$2,250.61	\$4,501
2021	LnCty-Prks-0-Rich-C301206-86	Ceramic Wall Tiles	300	SF	\$24.11	\$7,234
2021	LnCty-Prks-0-Rich-C301214-106	Painted Finish _ Standard	425	SF	\$2.52	\$1,070
2021	LnCty-Prks-0-Rich-C302407-83	Quarry Tile	545	SF	\$21.06	\$11,477



Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditure
2021	LnCty-Prks-0-Rich-D201603-98	Emergency Eye wash and Shower _ Plumbed	1	EACH	\$3,953.75	\$3,954
2021	LnCty-Prks-0-Rich-D202105-107	Cold Water Distribution	865	SF	\$6.62	\$5,730
2021	LnCty-Prks-0-Rich-D202205-14	Water Storage Tank	1,000	GALS	\$72.34	\$72,341
2021	LnCty-Prks-0-Rich-D301105-94	Water Tank, Above Ground _ Steel, 20,000 Gal	1	EACH	\$25,000	\$25,000
2021	LnCty-Prks-0-Rich-D304510-110	Circulation Pump and Motor, 2 to 5 HP	12	EACH	\$4,206.13	\$50,474
2021	LnCty-Prks-0-Rich-D304510-95	CW Circulation Pump and Motor 5 HP	2	EACH	\$4,206.13	\$8,412
2021	LnCty-Prks-0-Rich-D305112-101	Unit Heater _ Electric, Small	1	EACH	\$1,261.84	\$1,262
2021	LnCty-Prks-0-Rich-D306901-22	Variable Frequency Drives	2	EACH	\$4,922.74	\$9,845
2021	LnCty-Prks-0-Rich-D501205-26	Panelboard, 120 over 240volts 125amp	125	AMP	\$30.48	\$3,809
2021	LnCty-Prks-0-Rich-D501205-32	Panelboard, 120 over 240volts 100amp	100	AMP	\$30.48	\$3,048
2021	LnCty-Prks-0-Rich-D501205-46	Panelboard, 120 over 240volts 100 amp - Picnic Shelter	100	AMP	\$30.48	\$3,048
2021	LnCty-Prks-0-Rich-D501205-53	Panelboard 100amp - Pavilion	100	AMP	\$30.48	\$3,048
2021	LnCty-Prks-0-Rich-D501205-87	Panelboard, 120 over 240volts 100amp	100	AMP	\$30.48	\$3,048
2021	LnCty-Prks-0-Rich-D501205-93	Panelboard, 120 over 240volts 100amp	100	AMP	\$30.48	\$3,048
2021	LnCty-Prks-0-Rich-D502205-39	Exterior Wall Pack Light Fixtures	3	EACH	\$845.25	\$2,536
2021	LnCty-Prks-0-Rich-D502205-45	Exterior Wall Pack Light Fixtures	2	EACH	\$845.25	\$1,691
2021	LnCty-Prks-0-Rich-D502205-62	Exterior Wall Pack Light Fixtures	6	EACH	\$845.25	\$5,072
2021	LnCty-Prks-0-Rich-D502205-63	Exterior Wall Pack Light Fixtures	6	EACH	\$845.25	\$5,072
2021	LnCty-Prks-0-Rich-D502205-72	Exterior Wall Pack Light Fixtures	2	EACH	\$845.25	\$1,691
2021	LnCty-Prks-0-Rich-D502228-105	Fluor. Light 2ft x 4ft Recessed	3	EACH	\$345.63	\$1,037
2021	LnCty-Prks-0-Rich-D502228-82	Fluor. Light 2ft x 4ft Recessed or Surface Mounted Fixtures	6	EACH	\$345.63	\$2,074
2021	LnCty-Prks-0-Rich-E201201-43	Counter Top _ Laminated	15	LF	\$90.13	\$1,352
2021	LnCty-Prks-0-Rich-F101309-92	Restroom with Plumbed Fixtures	1	EACH	\$32,913	\$32,913
2021	LnCty-Prks-0-Rich-G201301-90	Concrete Curb	8,635	LF	\$30.19	\$260,669



Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditure
2021	LnCty-Prks-0-Rich-G202107-54	Asphalt Parking Lot With Striping	36,670	SY	\$25.24	\$925,642
2021	LnCty-Prks-0-Rich-G203112-88	Boat Dock Pressure Treated Wood	2,168	SF	\$126.50	\$274,252
2021	LnCty-Prks-0-Rich-G205701-50	Complete Irrigation System	857,824	SF	\$2.42	\$2,071,645
2021	LnCty-Prks-0-Rich-G301101-114	2in. PVC Water Pipe _ Direct Bury	895	LF	\$66.08	\$59,142
2021	LnCty-Prks-0-Rich-G301102-113	4in. PVC Water Pipe _ Direct Bury	9,199	LF	\$74.82	\$688,269
2021	LnCty-Prks-0-Rich-G301144-111	2in. Valve	1	EA	\$1,181.71	\$1,182
2021	LnCty-Prks-0-Rich-G301145-25	Galvanized Pipe	145	LF	\$61.84	\$8,967
2021	LnCty-Prks-0-Rich-G301177-112	6in. PVC Water Pipe _ Direct Bury	2,162	LF	\$80.43	\$173,890
2021	LnCty-Prks-0-Rich-G301500-102	Pumping Station	1	EACH	\$20,000.00	\$20,000
2021	LnCty-Prks-0-Rich-G302400-91	Lift Stations	1	EACH	\$27,980.00	\$27,980
2021	LnCty-Prks-0-Rich-G303100-118	ProPipe Total estimated cost of 3742.6' of CIPP for observed piping repairs	1	EACH	\$243,269.00	\$243,269
2021	LnCty-Prks-0-Rich-G303100-119	ProPipe estimated contingency for observed piping repairs	1	EACH	\$50,000.00	\$50,000
2023	LnCty-Prks-0-Rich-C301214-60	Painted Finish _ Standard	600	SF	\$2.52	\$1,511
2023	LnCty-Prks-0-Rich-D501205-23	Panelboard, 120 over 240volts 100amp	100	AMP	\$30.48	\$3,048
2023	LnCty-Prks-0-Rich-D501205-24	Panelboard, 120 over 240volts	100	AMP	\$30.48	\$3,048
2024	LnCty-Prks-0-Rich-B301114-57	Asphalt Shingle Roof	1,485	SF	\$8.05	\$11,954
2024	LnCty-Prks-0-Rich-B302103-56	Skylight _ Plastic	78	SF	\$84.12	\$6,562
2024	LnCty-Prks-0-Rich-D501205-58	Panelboard, 120 over 240volts 800amps	800	AMP	\$30.48	\$24,380
2026	LnCty-Prks-0-Rich-B102302-37-A1	Paint Exterior Walls	704	SF	\$2.19	\$1,542
2026	LnCty-Prks-0-Rich-B201128-70-A1	Paint Exterior Walls	478	SF	\$2.19	\$1,047
2026	LnCty-Prks-0-Rich-B201128-8-A1	Repaint Exterior Wall Surfaces	975	SF	\$2.19	\$2,135
2026	LnCty-Prks-0-Rich-F101309-80-A1	Paint Exterior Walls	1,500	SF	\$2.19	\$3,285
2027	LnCty-Prks-0-Rich-D202213-33	Domestic Hot Water Heater _ Electric	120	GALS	\$90.56	\$10,868
2028	LnCty-Prks-0-Rich-B201124-77-A1	Paint Exterior Walls	2,515	SF	\$2.19	\$5,508
2029	LnCty-Prks-0-Rich-B302103-65	Skylight _ Plastic	96	SF	\$84.12	\$8,076



Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditure
2029	LnCty-Prks-0-Rich-C301214-106	Painted Finish _ Standard	425	SF	\$2.52	\$1,070
2029	LnCty-Prks-0-Rich-D201402-44	Two Compartment Stainless Sink	1	EACH	\$3,845.89	\$3,846
2029	LnCty-Prks-0-Rich-D201603-15	Emergency Eye wash and Shower _ Plumbed - Well House	1	EACH	\$3,953.76	\$3,954
2029	LnCty-Prks-0-Rich-D304206-100	Exhaust Fan _ Wall Mounted	400	CFM	\$2.63	\$1,053
2029	LnCty-Prks-0-Rich-D306901-97	Variable Frequency Drives	1	EACH	\$4,922.74	\$4,923
2029	LnCty-Prks-0-Rich-D501205-64	Panelboard, 120 over 240volts 800amps	800	AMP	\$30.48	\$24,380
2029	LnCty-Prks-0-Rich-G202402-55	Ticket Dispenser	1	EACH	\$19,400.75	\$19,401
2030	LnCty-Prks-0-Rich-B203202-79	Single Solid Core Wood Doors	2	EACH	\$2,523.68	\$5,047
2030	LnCty-Prks-0-Rich-D202213-108	Domestic Hot Water Heater _ Electric	120	GALS	\$90.56	\$10,868
2030	LnCty-Prks-0-Rich-D202213-109	Domestic Hot Water Heater _ Electric	120	GALS	\$90.56	\$10,868
2030	LnCty-Prks-0-Rich-G202107-54-A1	Crack Repair, Seal Coating, and Restriping to Parking Lots	16,380	SY	\$2.56	\$41,933
2030	LnCty-Prks-0-Rich-G409101-48	RV Hookups _ Electric and Water	88	EACH	\$575.00	\$50,600
2031	LnCty-Prks-0-Rich-C301214-60	Painted Finish _ Standard	600	SF	\$2.52	\$1,511
2031	LnCty-Prks-0-Rich-D202213-116	Domestic Hot Water Heater _ Electric	120	GALS	\$90.56	\$10,868
2031	LnCty-Prks-0-Rich-D202213-117	Domestic Hot Water Heater _ Electric	120	GALS	\$90.56	\$10,868
2031	LnCty-Prks-0-Rich-E201201-43	Counter Top _ Laminated	15	LF	\$90.13	\$1,352
					Total	\$5,439,271



Appendix B - Photographic Records



Lift Stations



Wood Joists Supporting Exterior Grade Plywood



Picnic Shelter



Painted CMU Walls



Painted CMU Walls



Painted CMU Walls



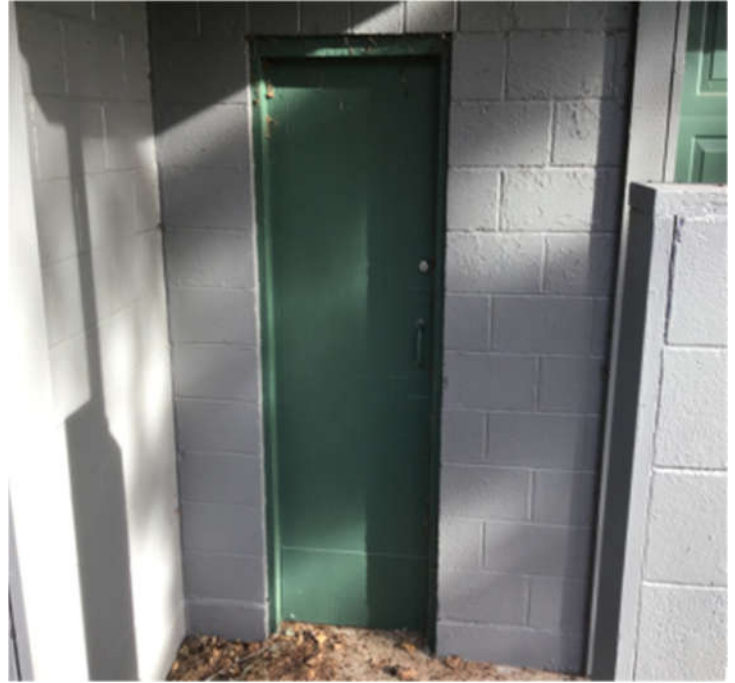
Steel Window Units _ Casement, Double Hung, Vent or Sliding



Wood Window Units



Double HM Doors



Exterior Single Wood Doors



Asphalt Shingle Roof - Marina Restroom



Asphalt Shingle Roof



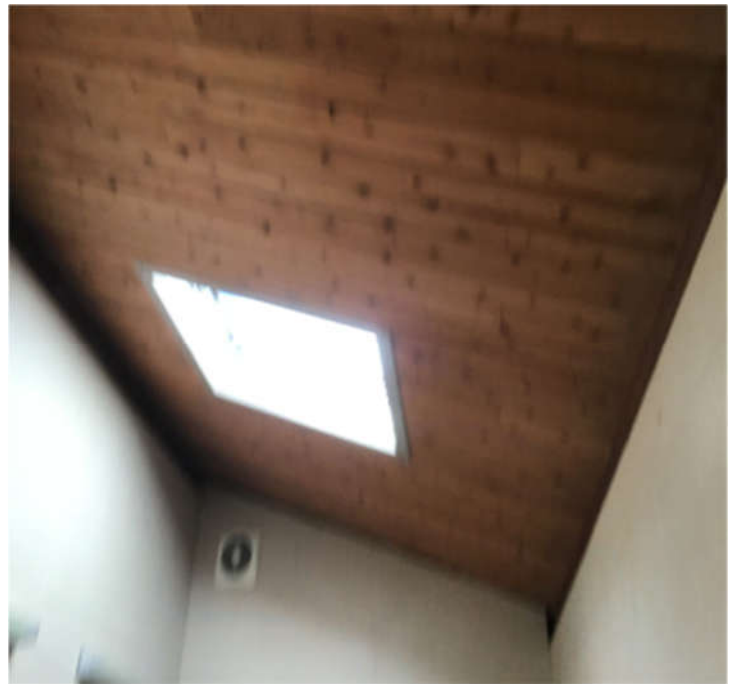
Asphalt Shingle Roof



Preformed Corrugated Metal Roof Panels



Aluminum Perimeter Gutters and Downspouts



Skylight _ Plastic



Skylight _ Plastic



Skylight _ Plastic



Toilet Partition



Ceramic Wall Tiles



Painted Finish _ Standard



Quarry Tile



Two Compartment Stainless Sink



Emergency Eye wash and Shower _ Plumbed



Water Storage Tank



Domestic Hot Water Heater _ Electric



Water Tank, Above Ground _ Steel, 20,000 Gal



Exhaust Fan _ Wall Mounted



CW Circulation Pump and Motor 5 HP



Unit Heater _ Electric, Small - Well House



Unit Heater _ Electric, Small



Variable Frequency Drives



Variable Frequency Drives



Panelboard, 120 over 240volts 100amp



Panelboard, 120 over 240volts 800amps



Panelboard, 120 over 240volts



Panelboard, 120 over 240volts 125amp



Panelboard, 120 over 240volts 100amp



Panelboard, 120 over 240volts 800amps



Panelboard, 120 over 240volts 100 amp - Picnic Shelter



Exterior Wall Pack Light Fixtures



Exterior Wall Pack Light Fixtures



Exterior Wall Pack Light Fixtures



Exterior Wall Pack Light Fixtures



Exterior Wall Pack Light Fixtures



Floor. Light 2ft x 4ft Recessed or Surface Mounted Fixtures



Floor. Light 2ft x 4ft Recessed



Counter Top _ Laminated



Office Visitor Center



Restroom with Plumbed Fixtures



Restroom with Plumbed Fixtures



Restroom with Plumbed Fixtures



Restroom with Plumbed Fixtures



Restroom with Plumbed Fixtures



Restroom with Plumbed Fixtures



Park Pavilion _ Large



Park Pavilion _ Large



Asphalt Parking Lot With Striping



Ticket Dispenser



Boat Dock Pressure Treated Wood



Boat Dock Pressure Treated Wood



Complete Irrigation System



Complete Irrigation System



Complete Irrigation System



Galvanized Pipe



Pumping Station



Lift Stations



Appendix C - Document Review and Warranty Information

The following documents were reviewed as part of the facility condition assessment of the Richardson facility:

- ❖ Site As-Builts



Appendix D - Equipment Tables

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag/ Barcode	Capacity/ Rating	Year Manufactured
Interior – Well House	D202205 DHW Expansion tank	Not Visible	Not Visible	Not Visible	Not Tagged	1,000 GALS	Unknown
Interior – Marina Restroom	D202213 Domestic Hot Water Heater _ Electric	Bradford White	M2120R6DS	JE16640017	Not Tagged	120 GALS	2012
Interior – Campground Restroom 1	D202213 Domestic Hot Water Heater _ Electric	Bradford White	M2120R6DS-1NCWW	HA14345125	Not Tagged	120 GALS	2015
Interior – Campground Restroom 1	D202213 Domestic Hot Water Heater _ Electric	Bradford White	M2120R6DS-1NCWW	HA14345139	Not Tagged	120 GALS	2015
Interior – Campground Restroom 2	D202213 Domestic Hot Water Heater _ Electric	Bradford White	M2120R6DS-1NCWW	HA14345124	Not Tagged	120 GALS	2015
Interior – Campground Restroom 2	D202213 Domestic Hot Water Heater _ Electric	Bradford White	M2120R6DS-1NCWW	HA14345126	Not Tagged	120 GALS	2015
Exterior – Hilltop	D301105 Fuel Tank, Above Ground _ Steel, 10,000 Gal	Not Available	Not Available	Not Available	Not Tagged	EACH	1960
Exterior – Pond Pump House	D304206 Exhaust Fan _ Wall Mounted	Greenheck	Not Available	Not Available	Not Tagged	500 CFM	2014
Interior – Pond Pump House	D304510 CW Circulation Pump and Motor, 2 to 5 HP	General Motors	5k6226XH23 A	Not Available	Not Tagged	5 HP	2005
Exterior – Park	D304510 CW Circulation Pump and Motor, 2 to 5 HP	Not Available	Not Available	Not Available	Not Tagged	5 HP	1960
Interior – Well House	D305112 Unit Heater _ Electric, Small	King	GH2405TB	Not Available	Not Tagged	Not Available	2018
Interior – Pond Pump House	D306901 Variable Frequency Drives, VFD, 0 to 20 HP	Westinghouse	Not Available	Not Available	Not Tagged	N/A	Not Available
Interior – Well House	D306901 Variable Frequency Drives, VFD, 0 to 20 HP	Not Available	Not Available	Not Available	Not Tagged	N/A	Not Available
Exterior – Campground Restroom 2	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Cutler-Hammer	PLR48	DCP3673	Not Tagged	800 AMP	1999
Interior – Well House	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Not Available	Not Available	Not Available	Not Tagged	100 AMP	Not Available
Exterior – Campground Restroom 1	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Challenger	PRL4	RPC3690	Not Tagged	800 AMP	1994



Interior – Day Use Restroom 1	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Westinghouse	Not Available	Not Available	Not Tagged	100 AMP	1960
Interior – Marina Restroom	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Challenger	Not Available	Not Available	Not Tagged	100 AMP	1989
Interior – Picnic Shelter	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Westinghouse	Not Available	Not Available	Not Tagged	100 AMP	1980
Exterior – Park	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Westinghouse	Not Available	Not Available	Not Tagged	125 AMP	1960
Exterior – Day Use Restroom 2	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Westinghouse	Not Available	Not Available	Not Tagged	100 AMP	1960
Exterior - Pavillion	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Westinghouse	Not Available	Not Available	Not Tagged	100 AMP	1990
Exterior – Caretaker House	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	GE	Not Available	Not Available	Not Tagged	100 AMP	2019
Interior – Pond Pump House	D305112 Unit Heater _ Electric, Small	Not Available	Not Available	Not Available	Not Tagged	Not Available	1960



Appendix E - Glossary of Terms

Acronyms & Glossary of Terms

ABC	Aggregate Base Course
BUR	Built-Up Roof
CIP	Cast-In-Place
CMU	Concrete Masonry Unit
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
HM	Hollow Metal Doors
MH	Man Holes
SC	Solid Core Doors
TPO	Thermoplastic Polyolefin
AHU	Main Air Handling Units
EF	Exhaust Fan
EMC	Electrical Metallic Conduit
EMT	Electrical Metallic Tubing
FACP	Fire Alarm Control Panel
FCC	Fire Command Center
FCU	Fan Coil Unit
FSS	Fuel Supply System
MDP	Main Distribution Panel
NAC	Notification Appliance Circuit
RTU	Roof Top Unit
SES	Service Entrance Switchboards
VAV	Variable Air Volume
VFD	Variable Frequency Drives
CRV	Current Replacement Value
DM	Deferred Maintenance
EOL	End of Life
EUL	Estimated Useful Life
FCI	Facility Condition Index
HVAC	Heating Ventilating and Air Conditioning
RUL	Recommended Useful Life
AMP	Amperage
BTU/HR	British Thermal Units per Hour
FPM	Feet per Minute (Elevator Speed)
GPF	Gallons Per-Flush
HID	High-Intensity Discharge
HP	Horse Power
KVA	Kilovolt-Ampere
kW	Kilowatt
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
RO	Reverse Osmosis
SF	Square Foot
SY	Square Yards
NEMA	National Electrical Manufacturers Association
NFPA	National Fire Protection Association



Acronyms & Glossary of Terms

BTU	British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.
Building Envelope	The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof, and soffit areas.
Building Systems	Interacting of independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.
Caulking	Soft, putty-like material used to fill joints, seams, and cracks.
Codes	See building codes.
Component	A fully functional portion of a building system, piece of equipment, or building element.
Deferred Maintenance	Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.
Expected Useful Life (EUL)	the average amount of time in years that an item, component of system is estimated to function when installed new and assuming routine maintenance is practiced.
Facility	All of any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.
Flashing	A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.
Remaining Useful Life (RUL)	A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extend of use, etc.
Structural Frame	the components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Thermal Resistance (R)	A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is: $R = \text{Thickness (in inches)} / K$.
Warranty	Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.

Appendix F - Piping Summary Report

RICHARDSONS PARK:

- Mainline video and lateral videos assessed.
- Total footage mainline Segments = 4,884.0
- Total number of Lateral Segments = 0

MAINS:

RP-SSMH-11	RP-LAGOON-2	RP-SSMH-11_RP-LAGOON-2	D	6 ABS	34.5
RP-SSMH-3A	RP-SSMH-2	RP-SSMH-3A_RP-SSMH-2	U	4 PVC	191.4
RP-PICNIC-AREA	RP-SSMH-1	RP-SSMH-1_RP-PICNIC-AREA	D	3 PVC	213
RP-SSMH-10	RP-LAGOON-1	RP-SSMH-10_RP-LAGOON-1	D	6 ABS	57
RP-SSMH-5B	RP-SSMH-6	RP-SSMH-5B_RP-SSMH-6	D	4 CAS	253.2
RP-BATHROOM-5	RP-SEPTIC-TANK-5	RP-BATHROOM-5_RP-SEPTIC-TANK-5	U	4 PVC	6.2
RP-DUMP-STATION	RP-DUMP-STATION-SEPTIC-TANK	RP-DUMP-STATION_RP-DUMP-STATION-SEPTIC-TANK	D	4 PVC	18.3
RP-BATHROOM-2	RP-SSMH-1	RP-BATHROOM-2_RP-SSMH-1	D	3 PVC	76.8
RP-BATHROOM-1	WYE	RP-BATHROOM-1	D	3 PVC	24
RP-BATHROOM-4	SEPTIC-TANK-4	RP-BATHROOM-4_SEPTIC-TANK-4	D	3 PVC	0.1
RP-BATHROOM-3	RP-SSMH-5	RP-BATHROOM-3_RP-SSMH-5	U	3 CAS	152.7
RP-RESIDENTS-POST	RP-SEPTIC-TANK-6	RP-RESIDENTS-POST_RP-SEPTIC-TANK-6	D	3 PVC	23.7
RP-SSMH-2	RP-SSMH-1	RP-SSMH-2_RP-SSMH-1	U	8 CSB	351.2
RP-SSMH-1	RP-SSMH-3	RP-SSMH-1_RP-SSMH-3	D	8 CSB	360.5
RP-SSMH-3	RP-SSMH-4	RP-SSMH-3_RP-SSMH-4	D	8 CSB	527.3
RP-SSMH-4	RP-SSMH-5	RP-SSMH-4_RP-SSMH-5	U	8 CSB	514.5
RP-SSMH-5	RP-LIFT-STATION-2	RP-SSMH-5_RP-LIFT-STATION-2	D	8 CSB	385.4
RP-SSMH-9	RP-SSMH-9A	RP-SSMH-9_RP-SSMH-9A	D	8 CSB	87.5
RP-SSMH-8	RP-SSMH-9B	RP-SSMH-8_RP-SSMH-9B	U	8 CSB	40
RP-SSMH-10	RP-SSMH-11	RP-SSMH-10_RP-SSMH-11	U	8 CSB	236.3
RP-SSMH-9A	RP-SSMH-10	RP-SSMH-9A_RP-SSMH-10	U	8 CSB	210.2
RP-SSMH-9	RP-SSMH-9A	RP-SSMH-9_RP-SSMH-9A	U	8 CSB	187.5
RP-SSMH-7	RP-SSMH-8	RP-SSMH-7_RP-SSMH-8	U	8 CSB	143.7
RP-SSMH-8	RP-SSMH-9B	RP-SSMH-8_RP-SSMH-9B	D	8 CSB	65.7
RP-SSMH-9B	RP-SSMH-9	RP-SSMH-9B_RP-SSMH-9	D	8 CSB	59.3
RP-SSMH-6	RP-SSMH-7	RP-SSMH-6_RP-SSMH-7	D	6 CSB	107.4
RP-SSMH-12	RP-LIFT-STATION-1	RP-SSMH-12_RP-LIFT-STATION-1	D	6 PVC	496.4
RP-SSCO-1	RP-SSMH-12	RP-SSCO-1_RP-SSMH-12	U	6 CP	60.2

MAIN DEFECT REPAIR COST ESTIMATE:

Recommend CIPP lining for all non-plastic piping to fix observations observed.



Pro-Pipe Inc.

Total estimated cost of 3742.6' of CIPP = \$243,269.00

Estimated Contingency = \$50,000.00

All cost estimates are strictly for budgetary purposes. Recommend additional access points and cleaning to complete segments that may have not been completed during the initial CCTV process.

Thank you.

Facility Condition Assessment For

Orchard Point
27171 Clear Lake Rd.
Eugene, OR 97402



Date of Report : June 02, 2021

Provided By

Faithful+Gould, Inc.

Provided For

Lane County, OR

FAITHFUL
GOULD

Member of the SNC-Lavalin Group



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QUALITY CONTROL TRACKING STAMP (3-STEP)	
Version 1	Date: 1/6/2017
QC DOCUMENT:	
QC REVIEW ACTIVITY	
1. READY FOR REVIEW	ORIG: Name Errol Hawkins Date 1/25/2021
2. QC REVIEW	REV: Name Anna Brophy Date 1/29/2021
(Red = correction)	
3. CHANGES MADE AND VERIFIED	ORIG: Name Anna Brophy
✓ (Blue check next to comment = accept) ✓ (Yellow highlight over red comment = change made to address comment)	Date: Date 2/4/2021
ORIG = Originator, REV = Independent Reviewer	
Atkins North America, Inc.	



Executive summary

Introduction

In accordance with the contract held between Lane County and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of Orchard Point located at 27171 Clear Lake Rd. Eugene, OR, 97402 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory and an evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. The data in this report represents an opinion of the probable cost of construction and is made on the basis of the experience, qualification, and best judgement of professional consultants familiar with the construction industry. Our line item costs assume that the work will be undertaken by either in-house or direct sub-contract.

This report provides a summary of the anticipated primary expenditures over the 10 - year study period. Further details of these expenditures are included within each respective report section and within the 10 - year expenditure forecast, in Appendix A.

The report also calculates the Current Facility Condition Index (FCI) which is used by Facilities Management professionals to benchmark the relative condition of a group of facilities. The FCI is a snapshot of the condition of the building in a given year. The FCI scores are primarily used to support asset management initiatives of federal, state, and local government facilities organizations.



Limiting Conditions

This report has been prepared for the exclusive and sole use of the Lane County. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building and site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-015 for PCA assessments. As per this ASTM Standard, the assessment of the building and site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

Faithful+Gould cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent Cost Estimates. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site or building, definition of the construction schedule, and preparation of tender documents.



Project Details

On December 14, 2020, Scott Edson & Errol Hawkins of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by Ed Lutz (Supervisor) who is associated with Parks and Recreation at Lane County.

Building Details

Item	Description
Project Name	Orchard Point
Property Type	Park
Full Address	27171 Clear Lake Rd. Eugene, OR, 97402
Onsite Date	12/14/2020
Year Built	1968
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	7,370
Current Replacement Value (CRV)	\$4,193,948
CRV/GSF (\$/Sq Ft)	\$569



Property Executive Summary

Orchard Point County Park is located just east of Richardson on the north side of Fern Ridge reservoir. The park is 58 acres in size. It's day use facilities include two swimming areas, a 221-slip marina, play structures, and several group picnic facilities. There is a seasonal food concession building, watercraft rentals, volleyball net, and horseshoe pits. No mapping of the water lines was reviewed for this park assessment.

Orchard Point Park Office Building

The Orchard Point Park Office building is located at the north section of the park east of the Marina/Boat Ramp, behind the Concession stand/Caretaker's house. The Office building is approximately 1175 square feet with a canopy at the main entrance and was built circa 1968. The structure rests on a standard reinforced concrete slab on grade. The exterior walls consist of wood stud framed exterior walls with painted wood clapboard siding and contain a single hung hollow metal door, two single hung solid wood doors, and aluminum window units. The low pitched roof is constructed from wood beams and joists with a wood decking material and is likely finished with a single-ply modified bitumen system. Interior fixed partitions consist of wood stud framed walls with Gypsum Wallboard (GWB) with a standard paint finish and an interior single hung wood door. Ceilings are finished with exposed wood. Fixed casework includes standard wall mounted base cabinets with a laminate countertop. Plumbing fixtures include a countertop mounted single-bowl kitchen sink and a water softener system located in a storage shed. There is a water control box located by the southwest corner of the structure, it is assumed that this is where domestic water enters the building. Sanitary wastewater is tied into the Orchard Point/Richardson Park sewage system. Interior lighting is provided by fluorescent light fixtures throughout. Power is distributed by a 100 amp panelboard rated for 120/240 volts which is supplied by underground conduit originating from overhead powerlines to the north along Clear Lake Road.

The Orchard Point Park Office building was observed to be in poor to fair condition overall. The wood clapboard siding was observed to be in poor to fair condition overall with areas close to the ground showing clear signs of water damage. Based on the condition and the age of the siding, it is recommended that the wood siding be replaced early in the study period. The exterior single hung wood doors were observed to be in poor condition due to deterioration and water damage along the bottom edge of the doors. They are recommended for replacement early in the study period. The aluminum window units are assumed to be original to the building and have surpassed the typical EUL of thirty years, replacements are recommended early in the study period. The roof finish appears to have exceeded the typical EUL of fifteen years and is recommended for replacement early in the study period. The fixed casework and countertops appeared to be in poor condition. The casework was observed to be missing cabinet faces and the doors did not align properly. There were also many chips noted along the countertop. The casework has surpassed the typical EUL, as such, replacement is recommended early in the study period.

Orchard Point Park Shop/ Equipment Storage Building

The Orchard Point Park Shop/Equipment Storage Building is located to the east of the Park Office Building and was constructed circa 2003. The 2,200 square foot building rests on a standard reinforced concrete slab on grade and is constructed of wood beams with steel siding. Egress is provided by two overhead manual rolling doors and a single-hung exterior hollow metal door. Lighting is provided by interior fluorescent light fixtures, high bay fluorescent light fixtures, and wall mounted pack light fixtures around the building's exterior perimeter. Power is distributed by a 200 amp panelboard supplied by underground conduit originating from overhead powerlines to the north along Clear Lake Road.

The Orchard Point Park Shop/Equipment storage building appeared to be in fair to good condition overall. The single hung hollow metal door was observed to be in poor to fair condition with signs of forced entry and repairs made, it is recommended to replace the door early in the study period to secure the structure. The interior fluorescent light fixtures appeared to be in fair condition. They were installed in 2005 and will reach the end of their estimated useful life midterm in the study period at which time we have included expenditures for their replacement.



Orchard Point Caretaker's House

The Orchard Point Caretaker's House is located at the north section of the park, east of the Marina/Boat Ramp and behind/attached to the Concession stand. The exterior walls of the structure rest on reinforced concrete spread footings and support the flat roof constructed of wood joists supporting exterior plywood. The roof is assumed to have a single ply PVC membrane finish. The exterior walls of the structure consist of wood clapboard siding over wood stud framed walls and contain multiple UPVC window units and a single hung solid wood door. The interior of the Caretaker's House could not be accessed at the time of assessment, however according to Lane County Park Staff the property has undergone a recent renovation comparable to the Armitage Park Rental House, therefore it can be assumed that no immediate actions for interior assets are anticipated during the study period.

The building's wood clapboard siding is assumed to be original to the building and was observed to be in fair condition for its age. Based on the condition of the siding, the RUL has been extended past the midterm of the study period. The single ply roof membrane is assumed to be original to the building's construction and has therefore exceeded the typical EUL. It has been scheduled to be replaced near the midterm of the study period. The wood ramp will reach the end of its typical useful life midterm in the study period, at which point it is anticipated that it will need to be replaced.

Orchard Point Concession Stand

The Orchard Point Concession Stand is located at the north section of the park, east of the Marina/Boat Ramp and south of the Caretaker's house. The interior of the Concession Stand could not be accessed at the time of assessment. The exterior walls of the structure rest on reinforced concrete spread footings and support the flat roof constructed of wood joists supporting exterior plywood. The roof is assumed to have a single-ply PVC membrane finish. The exterior walls of the structure consist of wood clapboard siding over wood stud framed walls and contain multiple wood framed window units, a UPVC window unit, and a single hung solid wood door.

The building's roof membrane was installed in 2004 and will reach the end of its useful life midterm in the study period at which point it is recommended for replacement. The wood clapboard siding is recommended for replacement based on the typical EUL, however, the RUL has been extended past the midterm of the study period based on its overall condition. The concrete ramp is assumed to be original to the building and has surpassed the typical EUL of fifty years. However, based on the condition observed, the RUL has been extended to coincide with the replacement of the wood siding after the midterm of the study period. The UPVC windows have exceeded their typical EUL, however, they appeared to be in fair to good condition and are expected to last through the study period without issue.

Orchard Point Picnic Structure

The Orchard Point Picnic Structure is located at the north section of the park, east of the Marina/Boat Ramp and west of the Concession Stand. The structure rests on a standard reinforced concrete slab on grade with exposed CMU pony walls and wood beams supporting the roof structure. The roof is constructed from traditional wood beams and joists and is finished with a standing seam metal roof system with aluminum gutters and downspouts.

The Orchard Point Picnic Structure was observed to be in fair to good condition, no immediate actions are anticipated during the study period.

Orchard Point Marina Restroom

The Orchard Point Marina Restroom is located at the north section of the park, east of the Concession Stand. The Restroom is built on a standard reinforced concrete slab on grade with perimeter spread footings to support the exterior walls and roof. The exterior walls are constructed from brick with a painted finish and contain multiple single hung hollow metal doors. The low pitched roof is constructed from wood beams with wood decking material and is finished with a TPO membrane. Interior finishes include painted concrete floor finish and a standard paint finish on the walls and ceiling. The restroom has multiple site-built toilet partitions separating certain plumbing fixtures.



Plumbing fixtures include wall-mounted vitreous china lavatories, wall-mounted vitreous china water closets, wall-mounted vitreous china urinals, and a single exterior wall-mounted standard drinking fountain. Interior lighting is provided by fluorescent light fixtures and exterior lighting is provided by wall-mounted pack light fixtures. Power is supplied from underground conduit originating from overhead powerlines to the north along Clear Lake Road.

The Orchard Point Marina Restroom was observed to be in poor to fair condition overall. The exterior wall brick masonry at the southwest corner of the structure is showing signs of cracking, it is recommended to have the joints repointed in the affected area early in the study period. The single hung exterior hollow metal doors appear to be original to the restroom and have issues operating smoothly, therefore replacements are recommended early in the study period. The wall mounted lavatories and water closets appeared to be original to the building's construction and are in poor to fair condition. Therefore, replacements are recommended early in the study period. The Epoxy floor paint was observed to be in poor to fair condition, it is recommended that the floor be refinished as part of routine maintenance. The single, wall-mounted drinking fountain was observed to be in poor to fair condition and has exceeded its typical EUL, as such, replacement is recommended early in the study period.

Orchard Point Marina Storage Building

The Orchard Point Marina Storage Building is located at the northern section of the park between the boat ramps and docks. The 240 square foot structure was constructed in 1968. The structure rests on a standard reinforced concrete slab on grade with perimeter spread footings supporting the brick wall construction and pitched roof. The exterior walls contain a single hung hollow metal door. The pitched roof is constructed of traditional wood beams and rafters with wood decking material and is finished with an asphalt shingle system. The interior of the building houses control panels for park irrigation, lighting systems, and the boat waste pump out. Power is supplied from underground conduit originating from overhead powerlines to the north along Clear Lake road.

The Orchard Point Marina Storage Building was observed to be in fair condition overall. The asphalt shingle roof system was observed to have organic growth present and has surpassed the EUL therefore, replacement is recommended early in the study period. The single hung hollow metal door was also observed to be in poor to fair condition, replacement is anticipated during the study period.

Orchard Point Well Pumphouse

The Orchard Point Well Pumphouse is located at the eastern entrance of the park. The 80 square foot structure rests on a standard reinforced concrete slab on grade with perimeter concrete spread footings to support the painted brick cavity walls. The exterior walls contain a single set of double-hung hollow metal doors. The low pitched roof is constructed from wood joists with wood decking material. The structure houses the well pumps and motors, an approximately 500 gallon water storage tank, emergency eye wash and shower station, and electrical control panels for the equipment and entrance booth. Power is supplied from underground conduit originating from overhead powerlines along Clear Lake road.

The Well Pumphouse was observed to be in fair condition overall. A portion of the northwest section of the exterior brick wall construction has sustained damage from a vehicle impact according to Lane County Park Staff and repairs are recommended early in the study period. A portion of the northwest section of the roof eaves have also deteriorated and are recommended for repair/replacement early in the study period. The emergency eye wash station is anticipated to need replacement after the midterm of the study period in order to maintain its reliability as life safety equipment. The water expansion/ storage tank appears to be original to the building and has surpassed the typical EUL of fifty years, replacement costs have been included for early in the study period.



Orchard Point Bathroom #3

The Orchard Point Bathroom #3 is located at the southeastern section of the park. The Restroom is approximately 400 square feet. The structure is built on a standard reinforced concrete slab on grade with perimeter spread footings to support the exterior painted brick walls. Exterior walls contain multiple single hung hollow metal doors. The flat roof is constructed from wood beams and joists with wood decking and is finished with a TPO system. Interior finishes of the restroom include ceramic floor and wall tiles with a standard paint finish on the ceilings. There are site built toilet partitions present to separate plumbing fixtures. Plumbing fixtures include wall-mounted vitreous china lavatories, wall-mounted vitreous china water closets, stall-type urinals, and a single wall-mounted standard drinking fountain. Lighting is provided by interior fluorescent fixtures throughout. Power is distributed by a 225 amp panelboard and supplied from underground conduit originating from overhead powerlines in the parking lot and leading to Clear Lake Road.

The Orchard Point Bathroom #3 was observed to be in poor to fair condition overall with consideration to the age of the structure. There is a portion of the southwestern exterior wall construction that has had repair work done, it is recommended that the mortar joints be repointed early in the study period. The ceramic floor and wall tiles appeared to be original to the building construction and have exceeded the typical EUL of thirty years. However, based on the condition observed, the RUL has been extended to the midterm of the study period. The single hung exterior hollow metal doors were observed to be in fair condition overall. They have passed their typical EUL of thirty years however, due to their condition, we have extended the RUL for the doors to the midterm of the study period. The single wall-mounted drinking fountain was observed to be in poor to fair condition and has exceeded the typical EUL. Replacement is recommended early in the study period.

Orchard Point Bathroom #2

The Orchard Point Bathroom #2 is located at the southwestern section of the park and is constructed in a similar fashion to Bathroom #3. The Restroom is approximately 400 square feet. The structure rests on a standard reinforced concrete slab on grade with perimeter spread footings to support the exterior painted brick walls. Exterior walls contain multiple single hung hollow metal doors. The flat roof is constructed from wood beams and joists with wood decking and is finished with a TPO system. Interior finishes in the restroom include ceramic floor and wall tiles with a standard paint finish on the ceilings. There are site built toilet partitions present to separate plumbing fixtures. Plumbing fixtures include wall-mounted vitreous china lavatories, wall-mounted vitreous china water closets, stall-type urinals, and a single wall-mounted standard drinking fountain. Lighting is provided by interior fluorescent fixtures throughout. Power is distributed by a 225 amp panelboard and supplied from underground conduit originating from overhead powerlines in the east parking lot and leading to Clear Lake Road.

The Orchard Point Restroom #2 was observed to be in fair condition overall. The single hung hollow metal door leading to the pipe/utility chase was observed to be in poor condition with advanced deterioration and is recommended for replacement early in the study period. The wall mounted lavatories, water closets, and urinals appeared to be original to the bathroom's construction, however, based on the condition observed, the RUL's for these assets have been extended to the midterm of the study period. It is recommended to install ADA under counter protection kits for the wall mounted lavatories as part of routine maintenance. The ceramic floor tile is assumed to be the original floor finish. It has surpassed the typical EUL of thirty years, however, based on the condition observed, the RUL has been extended to the midterm of the study period. The single exterior wall mounted standard drinking fountain has surpassed the EUL and is recommended for replacement within the study period.

Site

The site systems of Orchard Point include a complete irrigation system in certain areas of the park, paved pedestrian walking surfaces, asphalt parking lots with stripping, canopy structures, and pressure treaded wood docks.

The site's irrigation system is likely original to the park's development and has exceeded the typical EUL, Lane County Staff have noted that the irrigation system is prone to leaks, pipe bursts, and broken sprinkler heads,



therefore, replacement is recommended early in the study period. The asphalt parking lots ranged in condition from poor to poor to fair condition. The majority of the parking lots located on the east side of the park are recommended for replacement as they have surpassed the EUL and resurfacing is unlikely to be a viable option to address the current condition. The remaining asphalt parking lots are recommended to be resurfaced and have the cracks repaired every five years as part of routine maintenance. The canopy structures were observed to be in fair to good condition overall and no actions are anticipated during the study period. The wood docks were observed to be in poor to fair condition with multiple boards having been replaced over time and majority of the boards having deteriorated. Based on a typical EUL of twenty-five years and the observed condition of the docks, replacement of the majority of the docks is recommended early in the study period. Lane County Park Staff have pointed out an area near Restroom #2 that was excavated over one year ago and has not yet been backfilled, the open trench has exposed plumbing lines, electrical conduit, and is only secured with plywood. The open trench is recommended to be backfilled as soon as possible as this is a safety issue.



Summary of Findings

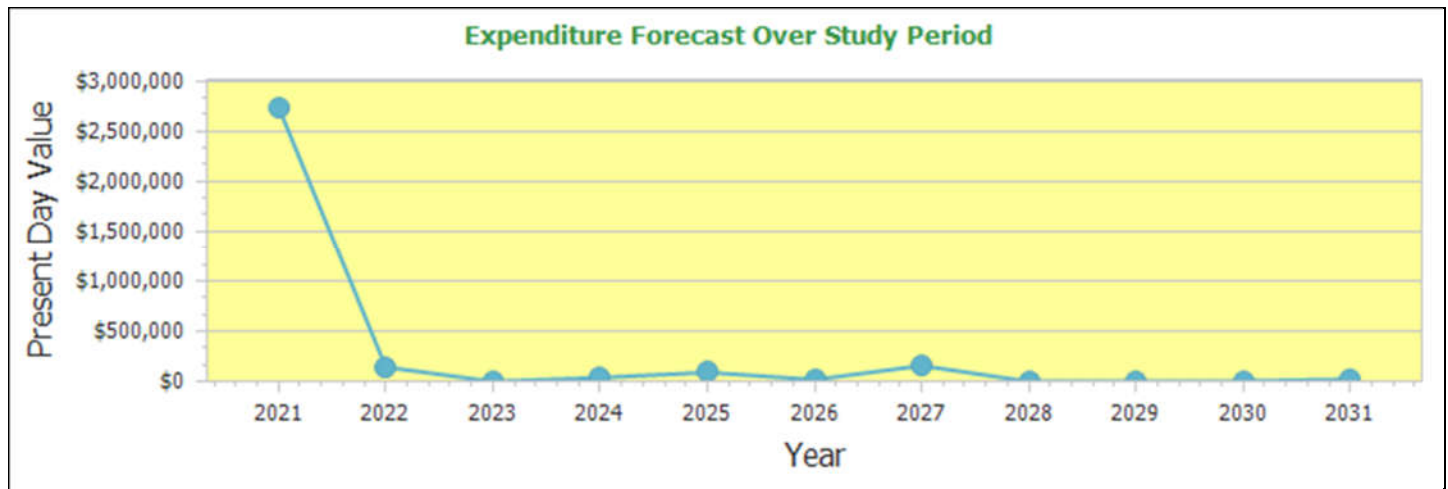
This report represents summary-level findings for the Facility Condition Assessment. The deficiencies identified in this assessment can be combined to develop an overall Long-Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	65.3%
Immediate Capital Needs (Year 0 and Year 1)	\$2,739,056
Future Capital Needs (Year 2 to Year 10)	\$473,994



Building Expenditure Summary

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Orchard Point building. In addition, we have noted key findings highlighting items greater than \$5,000 and their anticipated year of replacement. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$3,213,050 (Immediate Needs + Future Needs).



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
\$2,739,056	\$142,552	\$0	\$38,196	\$90,917	\$18,520	\$156,771	\$0	\$0	\$3,877	\$23,161



Key Findings

Below is a list of Key Findings of capital expenditures over a \$5,000 threshold :

Level 1	Action Type	Level 5	Year	Expenditures
B Shell	Replacement	B101400 Ramps _ Concrete Construction	2027	\$10,515
B Shell	Replacement	B201124 Wood Clapboard Siding	2027	\$8,336
B Shell	Replacement	B201124 Wood Clapboard Siding	2025	\$9,856
B Shell	Replacement	B203202 Single Solid Core Wood Doors	2021	\$5,047
B Shell	Replacement	B203902 Single HM Doors	2021	\$7,234
B Shell	Replacement	B301108 PVC Single ply Roof Membrane	2024	\$13,504
B Shell	Replacement	B301108 PVC Single ply Roof Membrane	2024	\$24,692
B Shell	Replacement	B301121 Modified Bitumen _ Single Ply	2021	\$5,608
C Interiors	Replacement	C301206 Ceramic Wall Tiles	2025	\$6,270
D Services	Replacement	D201104 Wall Mounted Water Closets	2021	\$16,100
D Services	Replacement	D201104 Wall Mounted Water Closets	2025	\$19,320
D Services	Replacement	D201204 Wall Hung Urinals	2025	\$5,195
D Services	Replacement	D201304 Wall Hung Lavatories	2025	\$9,884
D Services	Replacement	D201304 Wall Hung Lavatories	2021	\$9,884
D Services	Replacement	D201802 Exterior Wall Mounted Standard Drinking Fountain _ Single with Freeze Protection	2021	\$9,660
D Services	Replacement	D201804 Floor Mounted Standard Drinking Fountain	2025	\$10,305
D Services	Replacement	D202109 CW Expansion Tank	2021	\$27,428
D Services	Replacement	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	2025	\$6,857
D Services	Replacement	D502213 Interior Light Fixtures _ Fluorescent	2026	\$18,520
F Special Construction And Demolition	Replacement	F101306 Entry Station	2031	\$23,161
G Building Sitework	Schedule Action	G202001 Crack Repair, Seal Coating, and Restriping to Parking Lots	2027	\$134,064
G Building Sitework	Schedule Action	G202001 Crack Repair, Seal Coating, and Restriping to Parking Lots	2022	\$134,064
G Building Sitework	Replacement	G202107 Asphalt Parking Lot With Striping	2021	\$357,181
G Building Sitework	Replacement	G203107 Concrete Curb or Berm	2021	\$150,938



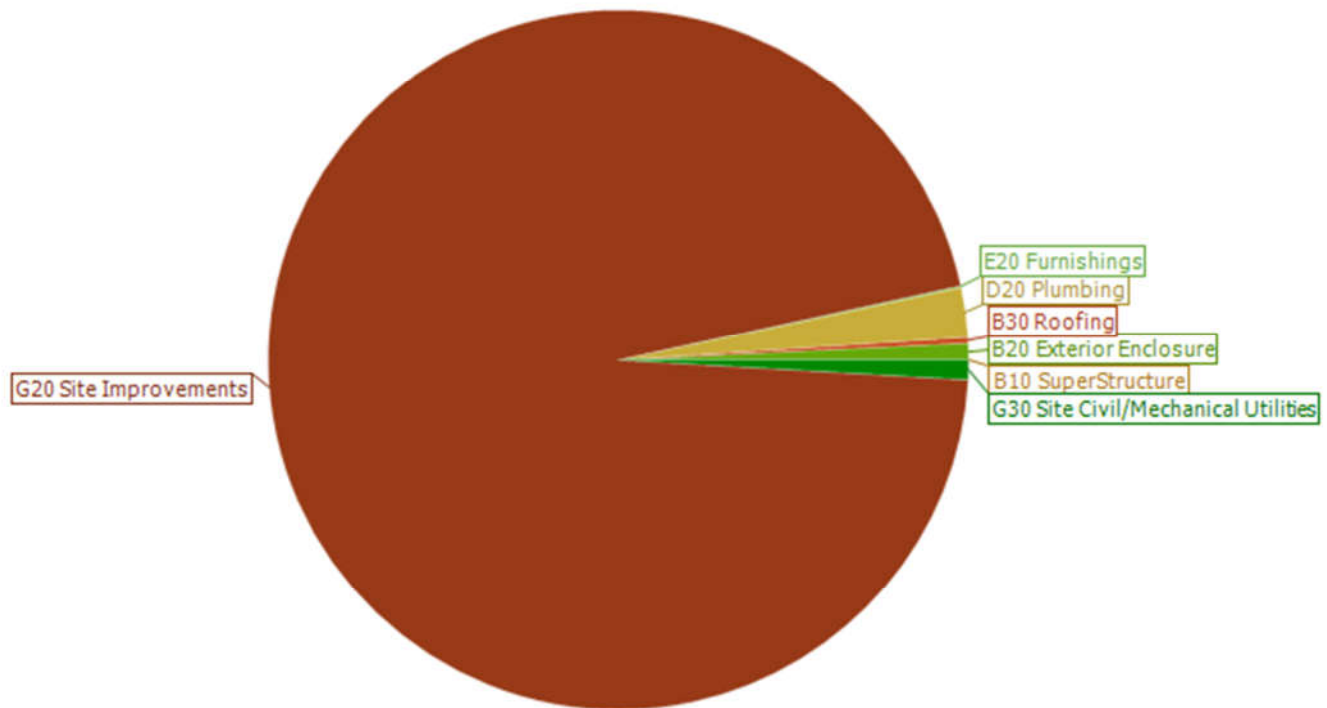
G Building Sitework	Replacement	G203112 Boat Dock Pressure Treated Wood	2021	\$1,518,000
G Building Sitework	Replacement	G205701 Complete Irrigation System	2021	\$594,090
G Building Sitework	Replacement	G301100 Other	2021	\$20,000
G Building Sitework	Replacement	G301100 Other	2021	\$5,000

1. All costs are presented in present day value.
2. Costs represent total anticipated values over the 10 year study period.
3. Budget for additional project costs of 25% - 30% to allow for professional fees, general contractor, overhead and profit management cost.



Distribution of Immediate (Year 0 - Year 1) Needs by Building System

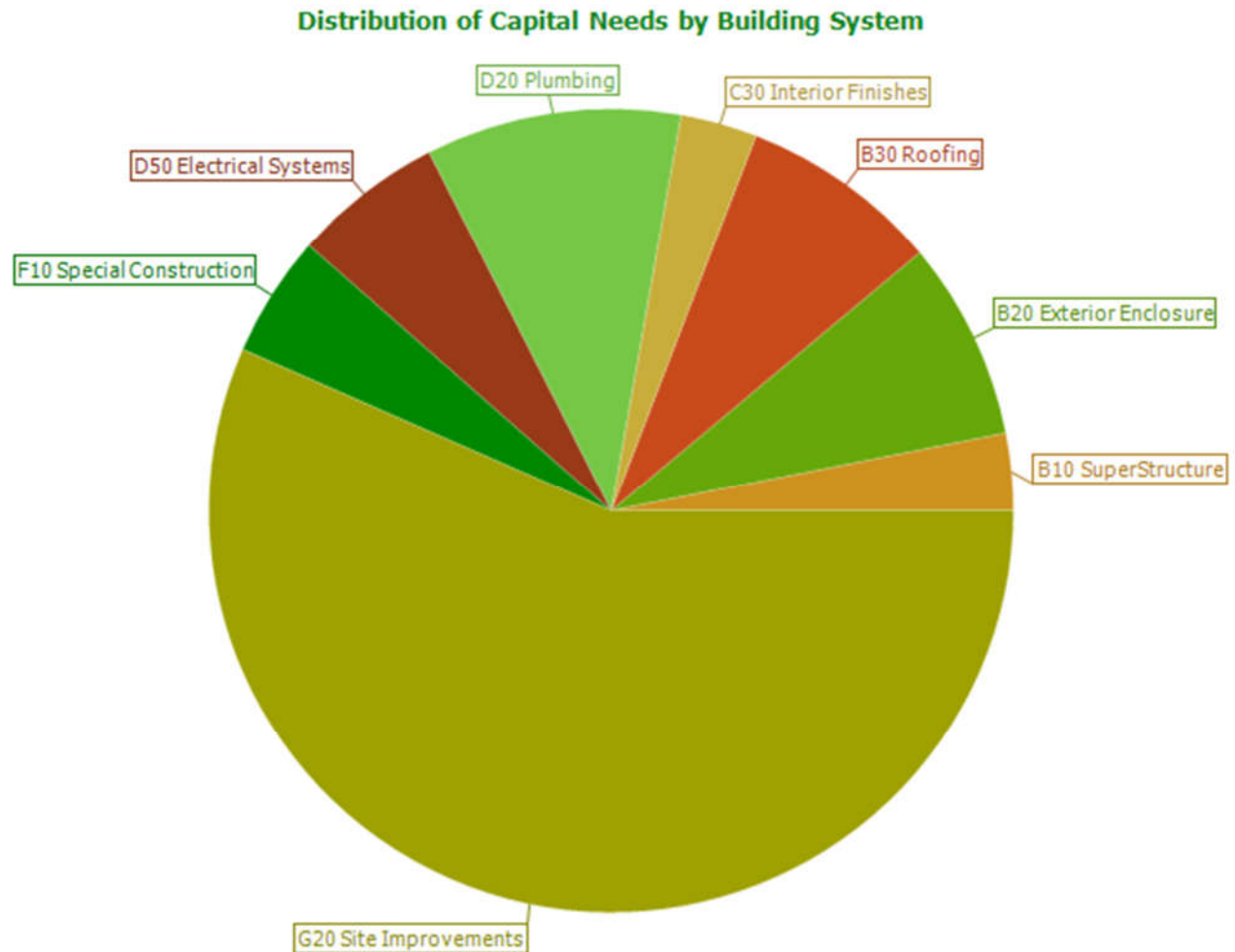
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B10 SuperStructure	\$500	0.0%
B20 Exterior Enclosure	\$20,505	0.8%
B30 Roofing	\$7,540	0.3%
D20 Plumbing	\$63,072	2.3%
E20 Furnishings	\$2,231	0.1%
G20 Site Improvements	\$2,620,209	95.7%
G30 Site Civil/Mechanical Utilities	\$25,000	0.9%
Total	\$2,739,056	100%



Distribution of Future (Year 2 - Year 10) Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B10 SuperStructure	\$14,721	3.1%
B20 Exterior Enclosure	\$37,770	8.0%
B30 Roofing	\$38,196	8.1%
C30 Interior Finishes	\$14,616	3.1%
D20 Plumbing	\$48,658	10.3%
D50 Electrical Systems	\$28,744	6.1%
F10 Special Construction	\$23,161	4.9%
G20 Site Improvements	\$268,128	56.6%
Total	\$473,994	100%



Facility Condition Index

In this report we have calculated the Current Year Facility Condition Index (FCI) for the facility as well as the FCI for subsequent years throughout the study period. The FCI illustrates the condition of the systems, equipment, and buildings in a given year and will go up if the required funding is not expended over the study period. The FCI is also used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

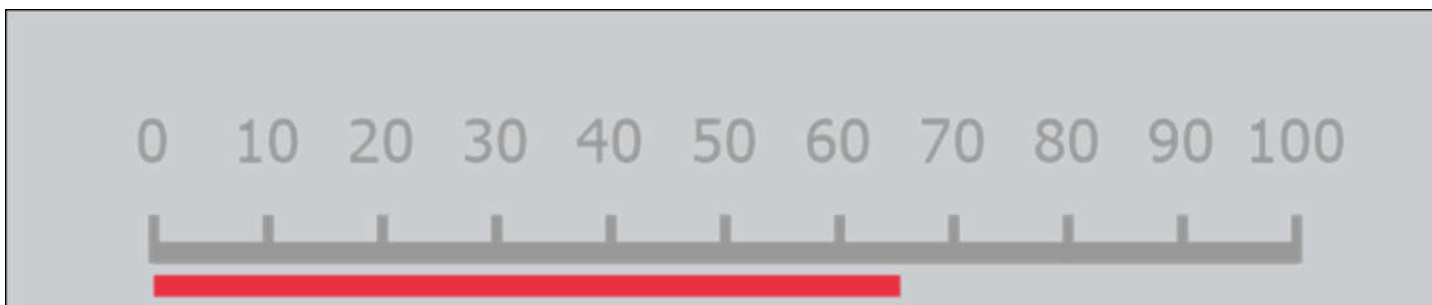
The FCI is the ratio of accumulated Deferred Maintenance (DM) (total sum of immediate required and recommended works) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV. The FCI ranges is from zero for a newly-constructed building, to 100% for a constructed asset with a Deferred Maintenance value equal to its CRV. Acceptable ranges vary by Building Type, but as a general guideline, the FCI scoring system is as follows:

$$\text{FCI} = \frac{\text{Deferred Maintenance, Immediate Repair Needs and Replacement Deficiencies.}}{\text{Current Replacement Value of the Facility (s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

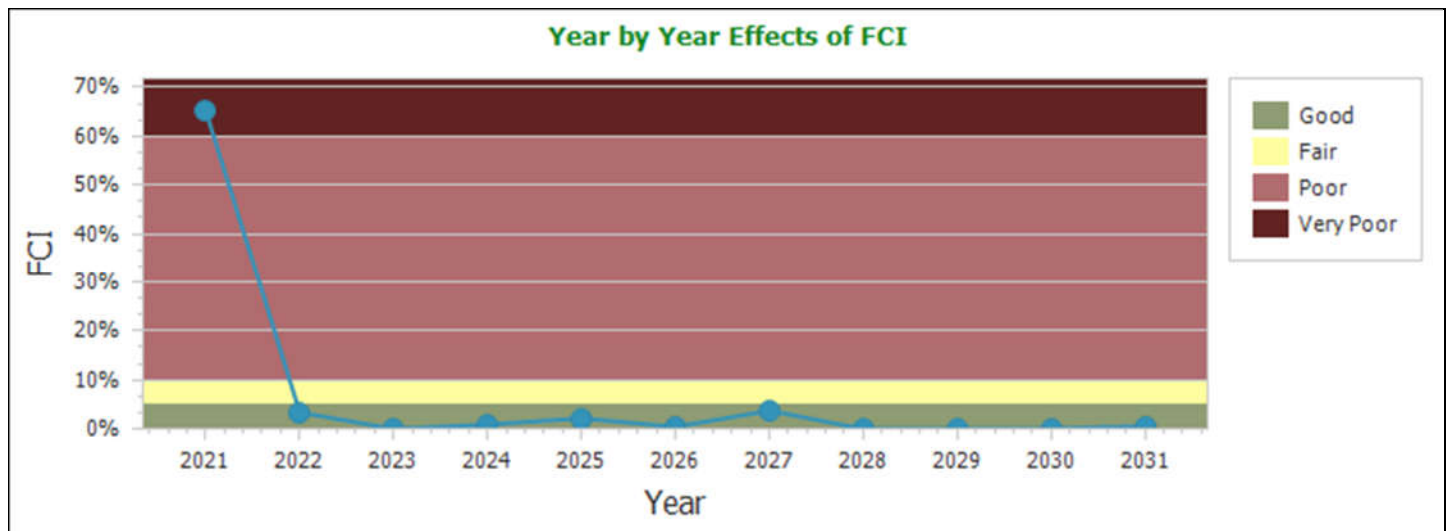
The chart below indicates the current FCI ratio of Orchard Point.



Orchard Point, FCI: 65.3%

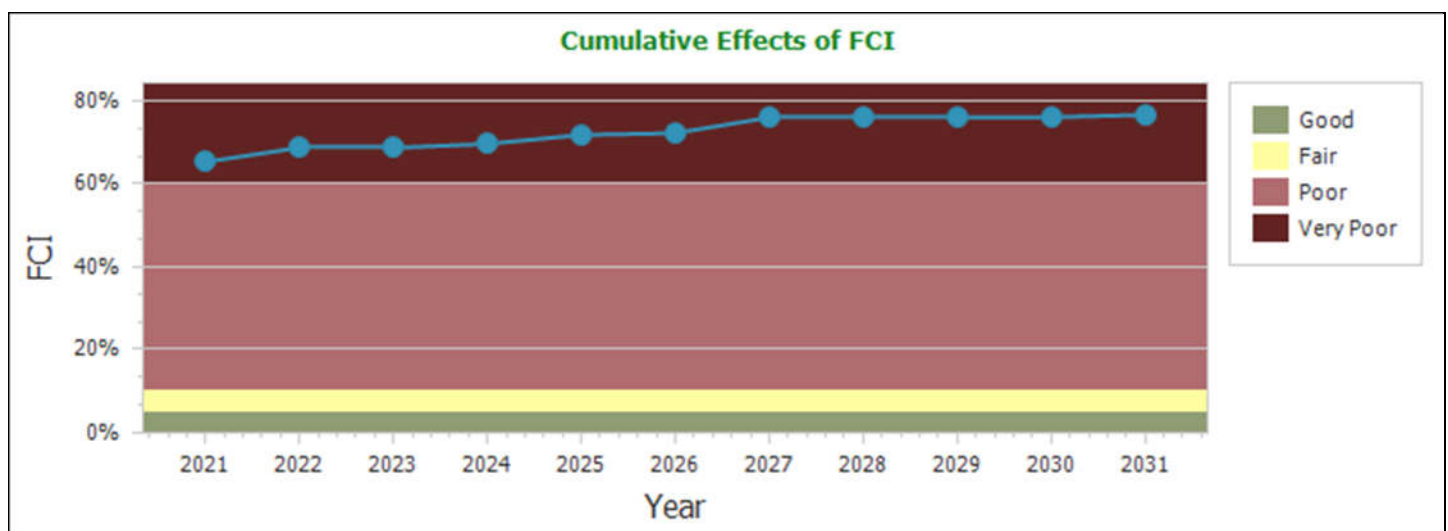


The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures are made to address the identified actions each year.



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
65.3%	3.4%	0.0%	0.9%	2.2%	0.4%	3.7%	0.0%	0.0%	0.1%	0.6%

The chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.



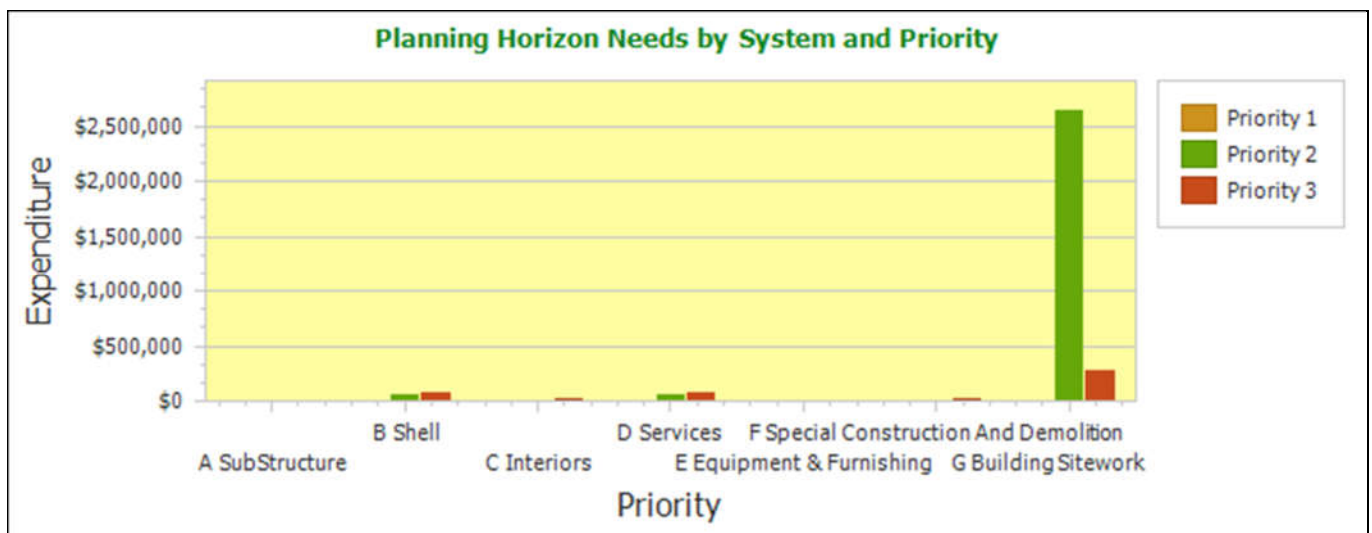
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
65.3%	68.7%	68.7%	69.6%	71.8%	72.2%	76.0%	76.0%	76.0%	76.1%	76.6%



Needs Sorted by Prioritization of Work

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

Priority 1: Fire/ Life/ Safety/ Code	<ul style="list-style-type: none"> Systems that require upgrade or replacement to comply with current Fire, Life, or Safety Codes and accessibility. These systems should be replaced immediately upon reaching the end of their useful life so as not to compromise the safety of the building
Priority 2: Currently Critical	<ul style="list-style-type: none"> Systems requiring immediate action that have failed or are nearing the end of their useful life, if not addressed will cause additional deterioration and added repair costs.
Priority 3: Necessary/ Not Critical	<ul style="list-style-type: none"> Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component.



Building System	Priority 1	Priority 2	Priority 3	Grand Total
A SubStructure	\$0	\$0	\$0	\$0
B Shell	\$0	\$46,823	\$72,410	\$119,232
C Interiors	\$0	\$510	\$14,106	\$14,616
D Services	\$3,954	\$63,072	\$73,448	\$140,473
E Equipment & Furnishing	\$0	\$2,231	\$0	\$2,231
F Special Construction And Demolition	\$0	\$0	\$23,161	\$23,161
G Building Sitework	\$0	\$2,645,209	\$268,128	\$2,913,337
Grand Total	\$3,954	\$2,757,844	\$451,252	\$3,213,050



Needs Sorted by Plan Type

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1: Deferred Maintenance	<ul style="list-style-type: none"> Maintenance that was not performed when it was scheduled or assets that are past the end of their useful life resulting in necessary immediate repair or replacement.
Plan Type 2: Routine Maintenance	<ul style="list-style-type: none"> Maintenance that is planned and performed on a routine basis to maintain and preserve the condition of the building system.
Plan Type 3: Capital Renewal	<ul style="list-style-type: none"> Planned future replacement of building systems that have or will reach the end of their useful life during the study period.



Plan Type	Expenditure Total
Capital Renewal	\$187,012
Deferred Maintenance	\$2,757,844
Routine Maintenance	\$268,194
Grand Total	\$3,213,050



Appendix

Appendix A - Capital Expenditure Table

Orchard Point

CRV : \$4,193,948

Year Built : 1968

GSF : 7,370

Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2021	LnCty-Prks-0-OchdPt-B102112-92-A1	Repair 6 SF of damaged Roof in Corner of Building- Total Cost= \$500	1	EACH	\$500	\$500
2021	LnCty-Prks-0-OchdPt-B201102-93-A1	Repair/Repoint joints at Northeast corner of structure	6	SF	\$10.97	\$66
2021	LnCty-Prks-0-OchdPt-B202100-50	Aluminum Window Units _ Fixed or Single Hung	48	SF	\$79.17	\$3,800
2021	LnCty-Prks-0-OchdPt-B202108-72	Wood Window Units _ Fixed or Single Hung	22	SF	\$88.48	\$1,947
2021	LnCty-Prks-0-OchdPt-B203202-51	Single Solid Core Wood Doors	2	EACH	\$2,523.68	\$5,047
2021	LnCty-Prks-0-OchdPt-B203902-107	Single HM Door	1	EACH	\$2,411.37	\$2,411
2021	LnCty-Prks-0-OchdPt-B203902-109	Single HM Doors	3	EACH	\$2,411.37	\$7,234
2021	LnCty-Prks-0-OchdPt-B301114-88	Asphalt Shingle Roof	240	SF	\$8.05	\$1,932
2021	LnCty-Prks-0-OchdPt-B301121-52	Modified Bitumen _ Single Ply	1,175	SF	\$4.77	\$5,608
2021	LnCty-Prks-0-OchdPt-D201104-110	Wall Mounted Water Closets	5	EACH	\$3,220.00	\$16,100
2021	LnCty-Prks-0-OchdPt-D201304-111	Wall Hung Lavatories	4	EACH	\$2,471.10	\$9,884
2021	LnCty-Prks-0-OchdPt-D201802-108	Exterior Wall Mounted Standard Drinking Fountain _ Single with Freeze Protection	3	EACH	\$3,220.00	\$9,660
2021	LnCty-Prks-0-OchdPt-D202109-99	CW Expansion Tank	500	GALS	\$54.86	\$27,428
2021	LnCty-Prks-0-OchdPt-E201203-53	Floor Mounted Base Cabinets _ Standard	5	LF	\$446.12	\$2,231
2021	LnCty-Prks-0-OchdPt-G202107-46	Asphalt Parking Lot With Striping	14,150	SY	\$25.24	\$357,181



Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2021	LnCty-Prks-0-OchdPt-G203107-105	Concrete Curb or Berm	3,750	LF	\$40.25	\$150,938
2021	LnCty-Prks-0-OchdPt-G203112-47	Boat Dock Pressure Treated Wood	12,000	SF	\$126.50	\$1,518,000
2021	LnCty-Prks-0-OchdPt-G205701-102	Complete Irrigation System	246,000	SF	\$2.42	\$594,090
2021	LnCty-Prks-0-OchdPt-G301100-145	ProPipe Total estimated cost of repairs and budgetary pricing	1	EACH	\$20,000.00	\$20,000
2021	LnCty-Prks-0-OchdPt-G301100-146	ProPipe Estimated Contingency for observed repairs	1	EACH	\$5,000.00	\$5,000
2022	LnCty-Prks-0-OchdPt-B201136-112	Repoint mortar joints	40	SF	\$10.97	\$439
2022	LnCty-Prks-0-OchdPt-B201136-113	Repoint mortar joints	64	SF	\$10.97	\$702
2022	LnCty-Prks-0-OchdPt-B203202-61	Single Solid Core Wood Doors	1	EACH	\$2,523.68	\$2,524
2022	LnCty-Prks-0-OchdPt-B203902-114	Single HM Doors	2	EACH	\$2,411.37	\$4,823
2022	LnCty-Prks-0-OchdPt-G202107-104-A1	Crack Repair, Seal Coating, and Restriping to Parking Lots	11,400	SY	\$11.76	\$134,064
2024	LnCty-Prks-0-OchdPt-B301108-81	PVC Single ply Roof Membrane	1,280	SF	\$19.29	\$24,692
2024	LnCty-Prks-0-OchdPt-B301108-82	PVC Single ply Roof Membrane	500	SF	\$19.29	\$13,504
2025	LnCty-Prks-0-OchdPt-B101402-76	Ramps _ Wood Construction	10	LF	\$420.61	\$4,206
2025	LnCty-Prks-0-OchdPt-B201124-49	Wood Clapboard Siding	1,232	SF	\$8.00	\$9,856
2025	LnCty-Prks-0-OchdPt-B203902-116	Single HM Doors	2	EACH	\$2,411.37	\$4,823
2025	LnCty-Prks-0-OchdPt-B203902-87	Single HM Door	1	EACH	\$2,411.37	\$2,411
2025	LnCty-Prks-0-OchdPt-C301206-129	Ceramic Wall Tiles	260	SF	\$24.11	\$6,270
2025	LnCty-Prks-0-OchdPt-C302401-130	Ceramic Tile	140	SF	\$27.00	\$3,918
2025	LnCty-Prks-0-OchdPt-C302401-131	Ceramic Tile	140	SF	\$27.00	\$3,918
2025	LnCty-Prks-0-OchdPt-D201104-133	Wall Mounted Water Closets	6	EACH	\$3,220.00	\$19,320
2025	LnCty-Prks-0-OchdPt-D201204-134	Wall Hung Urinals	2	EACH	\$2,597.29	\$5,195
2025	LnCty-Prks-0-OchdPt-D201304-135	Wall Hung Lavatories	4	EACH	\$2,471.10	\$9,884



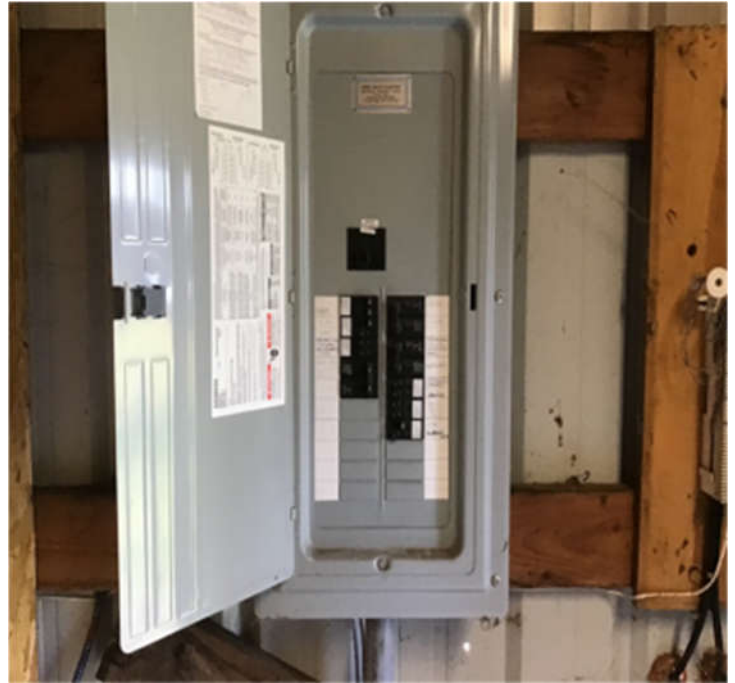
Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2025	LnCty-Prks-0-OchdPt-D201603-95	Emergency Eye wash and Shower _ Plumbed	1	EACH	\$3,953.76	\$3,954
2025	LnCty-Prks-0-OchdPt-D201804-103	Floor Mounted Standard Drinking Fountain	7	EACH	\$1,472.15	\$10,305
2025	LnCty-Prks-0-OchdPt-D501205-142	Panelboard, 120 over 240volts, 60 to 2000amp	225	Amp	\$30.48	\$6,857
2026	LnCty-Prks-0-OchdPt-D502213-63	Interior Light Fixtures _ Fluorescent	2,200	SF	\$8.42	\$18,520
2027	LnCty-Prks-0-OchdPt-B101400-69	Ramps _ Concrete Construction	10	LF	\$1,051.53	\$10,515
2027	LnCty-Prks-0-OchdPt-B201124-71	Wood Clapboard Siding	482	SF	\$8.00	\$3,856
2027	LnCty-Prks-0-OchdPt-B201124-78	Wood Clapboard Siding	1,042	SF	\$8.00	\$8,336
2027	LnCty-Prks-0-OchdPt-G202107-104-A1	Crack Repair, Seal Coating, and Restriping to Parking Lots	11,400	SY	\$11.76	\$134,064
2030	LnCty-Prks-0-OchdPt-C302400-143	Epoxy Floor Paint	300	SF	\$1.70	\$510
2030	LnCty-Prks-0-OchdPt-D502213-144	Interior Light Fixtures _ Fluorescent	400	SF	\$8.42	\$3,367
2031	LnCty-Prks-0-OchdPt-F101306-14	Entry Station	1	EACH	\$23,161.00	\$23,161
					Total	\$3,213,050



Appendix B - Photographic Records



Steel Siding



Panelboard, 120 over 240volts, 60 to 2000amp



Panelboard, 120 over 240volts, 60 to 2000amp



Panelboard, 120 over 240volts, 60 to 2000amp



Concrete Curb or Berm



State Park Pavilion _ Large



Entry Station



Counter Top _ Laminated



Brick Cavity Walls



Brick Cavity Walls



Slab on Grade Reinforced Concrete



Slab on Grade Reinforced Concrete



Slab on Grade Reinforced Concrete



Interior Light Fixtures _ Fluorescent



Double HM Doors



Wood Window Units _ Fixed or Single Hung



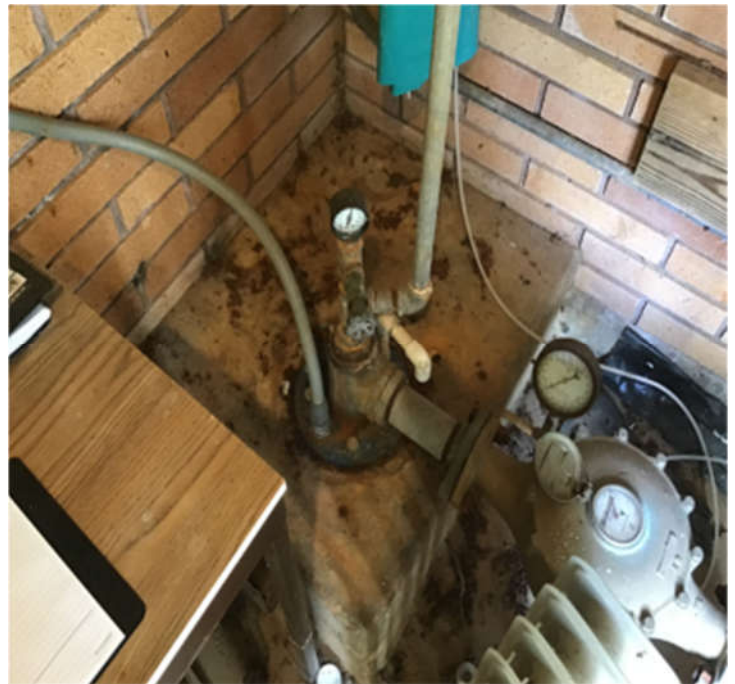
Wood Joists Supporting Exterior Grade Plywood



Complete Irrigation System



Preformed Corrugated Metal Roof Panels



CW Circulation Pump and Motor, 2 to 5 HP



CW Circulation Pump and Motor, 2 to 5 HP



Wood Joists Supporting Exterior Grade Plywood



Wood Joists Supporting Exterior Grade Plywood



Wood Joists Supporting Exterior Grade Plywood



UPVC Window Units _ Fixed or Single Hung



UPVC Window Units _ Fixed or Single Hung



Single HM Door



Single HM Door



Single HM Door



Boat Dock Pressure Treated Wood



Asphalt Shingle Roof



Exterior Wall Mounted Standard Drinking Fountain _ Single with Freeze Protection



Exterior Wall Mounted Standard Drinking Fountain _ Single with Freeze Protection



Exterior Wall Mounted Standard Drinking Fountain _ Single with Freeze Protection



Emergency Eye wash and Shower _ Plumbed



Ramps _ Concrete Construction



CW Expansion Tank



Ramps _ Wood Construction



Aluminum Window Units _ Fixed or Single Hung



Floor Mounted Base Cabinets _ Standard



Rolling Overhead Doors, Manual



Asphalt Parking Lot With Striping



Asphalt Parking Lot With Striping



Floor Mounted Standard Drinking Fountain



Single Solid Core Wood Doors



Single Solid Core Wood Doors



Major Switching Controls



Traditional Wood Beams and Rafters



Traditional Wood Beams and Rafters



Wood Clapboard Siding



Wood Clapboard Siding



Wood Clapboard Siding



Reinforced Concrete Strip Footing



Repair 6 SF of damaged Roof in Corner of Building- Total Cost=\$500



Repair/Repoint joints at Northeast corner of structure



Crack Repair, Seal Coating, and Restriping to Parking Lots



Appendix C - Document Review and Warranty Information

The following documents were reviewed as part of the facility condition assessment of the Orchard Point facility:

- ❖ Site Plans



Appendix D - Equipment Tables

Location	Equipment	Manufacturer	Model No.	Serial No.	Tag/ Barcode	Capacity/ Rating	Year Manufactured
Interior – Orchard Point Well/ Pumphouse	D202109 CW Expansion Tank	Not visible	Not visible	Not visible	Not tagged	500 GALS	1968
Interior – Orchard Point Well/ Pumphouse	D304510 CW Circulation Pump and Motor, 2 to 5 HP	Grundfos	A 98865395	00117337	Not tagged	1 EACH	2018
Interior – Orchard Point Well/ Pumphouse	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Square D	PA 340	Not Available	Not tagged	100 AMP	Not Available
Interior – Orchard Point Office	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Siemens	G1624MB110 OCU	Not Available	Not tagged	100 AMP	Not Available
Interior – Orchard Point Shop	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Siemens	Not Available	Not Available	Not tagged	200 AMP	2003
Interior – Orchard Point Well/ Pumphouse	D304510 CW Circulation Pump and Motor, 2 to 5 HP	Grundfos	MS4000	00117337	Not tagged=d	1 EACH	2018



Appendix E - Glossary of Terms

Acronyms & Glossary of Terms

ABC	Aggregate Base Course
BUR	Built-Up Roof
CIP	Cast-In-Place
CMU	Concrete Masonry Unit
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
HM	Hollow Metal Doors
MH	Man Holes
SC	Solid Core Doors
TPO	Thermoplastic Polyolefin
AHU	Main Air Handling Units
EF	Exhaust Fan
EMC	Electrical Metallic Conduit
EMT	Electrical Metallic Tubing
FACP	Fire Alarm Control Panel
FCC	Fire Command Center
FCU	Fan Coil Unit
FSS	Fuel Supply System
MDP	Main Distribution Panel
NAC	Notification Appliance Circuit
RTU	Roof Top Unit
SES	Service Entrance Switchboards
VAV	Variable Air Volume
VFD	Variable Frequency Drives
CRV	Current Replacement Value
DM	Deferred Maintenance
EOL	End of Life
EUL	Estimated Useful Life
FCI	Facility Condition Index
HVAC	Heating Ventilating and Air Conditioning
RUL	Recommended Useful Life
AMP	Amperage
BTU/HR	British Thermal Units per Hour
FPM	Feet per Minute (Elevator Speed)
GPF	Gallons Per-Flush
HID	High-Intensity Discharge
HP	Horse Power
KVA	Kilovolt-Ampere
kW	Kilowatt
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
RO	Reverse Osmosis
SF	Square Foot
SY	Square Yards
NEMA	National Electrical Manufacturers Association
NFPA	National Fire Protection Association



Acronyms & Glossary of Terms

BTU	British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.
Building Envelope	The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof, and soffit areas.
Building Systems	Interacting of independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.
Caulking	Soft, putty-like material used to fill joints, seams, and cracks.
Codes	See building codes.
Component	A fully functional portion of a building system, piece of equipment, or building element.
Deferred Maintenance	Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.
Expected Useful Life (EUL)	the average amount of time in years that an item, component of system is estimated to function when installed new and assuming routine maintenance is practiced.
Facility	All of any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.
Flashing	A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.
Remaining Useful Life (RUL)	A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extent of use, etc.
Structural Frame	the components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Thermal Resistance (R)	A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is: $R = \text{Thickness (in inches)} / K$.
Warranty	Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.



Appendix F - Piping Summary Report

ORCHARDS PARK:

- Mainline video and lateral videos assessed.
- Total footage mainline Segments = 232.5 Ft.
- Total number of Lateral Segments = 0

MAINS

OPP-SEPTIC-TANK-2	OPP-BATHROOM-2_OPP-SEPTIC-TANK-2	D	4	CAS	36.6
OPP-SEPTIC-TANK-1	OPP-BATHROOM-1_OPP-SEPTIC-TANK-1	D	4	CAS	108
OPP-SEPTIC-TANK-1	OPP-CONCESSIONS-STAND_OPP-SEPTIC-TANK-1	D	4	CAS	67.5
OPP-SEPTIC-TANK-3	OPP-BATHROOM-3_OPP-SEPTIC-TANK-3	D	4	CAS	20.4

MAIN DEFECT REPAIR COST ESTIMATE:

Reline cast iron piping after heavy cleaning to remove corrosion. Estimated cost to reline 4 segments of mainline footage totaling 233'. Expose septic lids, clean and pump.

- Total number of repairs 2
- Total estimated cost of repairs and budgetary pricing = \$20,000.00
- Estimated contingency = \$5,000.00

Facility Condition Assessment For

Baker Bay
35635 Shoreview Dr.
Dorena, OR 97434



Date of Report : June 02, 2021

Provided By

Faithful+Gould, Inc.

Provided For

Lane County, OR

FAITHFUL
GOULD





Member of the SNC-Lavalin Group



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QUALITY CONTROL TRACKING STAMP (3-STEP)	
Version 1	Date: 1/6/2017
QC DOCUMENT:	
QC REVIEW ACTIVITY	
1. READY FOR REVIEW	ORIG: Name Errol Hawkins Date 1/25/2021
2. QC REVIEW  (Red = correction)	REV: Name Anna Brophy Date 1/29/2021
3. CHANGES MADE AND VERIFIED   (Blue check next to comment = accept)  (Yellow highlight over red comment = change made to address comment)	ORIG: Name Anna Brophy Date 2/4/2021
ORIG = Originator, REV = Independent Reviewer	
Atkins North America, Inc.	



Executive summary

Introduction

In accordance with the contract held between Lane County and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of Baker Bay located at 35635 Shoreview Dr. Dorena, OR, 97434 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory and an evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. The data in this report represents an opinion of the probable cost of construction and is made on the basis of the experience, qualification, and best judgement of professional consultants familiar with the construction industry. Our line item costs assume that the work will be undertaken by either in-house or direct sub-contract.

This report provides a summary of the anticipated primary expenditures over the 10 - year study period. Further details of these expenditures are included within each respective report section and within the 10 - year expenditure forecast, in Appendix A.

The report also calculates the Current Facility Condition Index (FCI) which is used by Facilities Management professionals to benchmark the relative condition of a group of facilities. The FCI is a snapshot of the condition of the building in a given year. The FCI scores are primarily used to support asset management initiatives of federal, state, and local government facilities organizations.



Limiting Conditions

This report has been prepared for the exclusive and sole use of the Lane County. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building and site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-015 for PCA assessments. As per this ASTM Standard, the assessment of the building and site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

Faithful+Gould cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent Cost Estimates. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site or building, definition of the construction schedule, and preparation of tender documents.



Project Details

On December 08, 2021, Scott Edson & Errol Hawkins of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by Ed Lutz (Supervisor) who is associated with Parks and Recreation at Lane County.

Building Details

Item	Description
Project Name	Baker Bay
Property Type	Park
Full Address	35635 Shoreview Dr. Dorena, OR, 97434
Onsite Date	08/12/2020
Year Built	1960
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	3,708
Current Replacement Value (CRV)	\$2,383,602
CRV/GSF (\$/Sq Ft)	\$643



Property Executive Summary

Baker Bay Park is located at 35635 Shoreview Drive, Dorena, OR. The park includes a 53-site campground, playground, 27-slip marina with an asphalt base boat ramp, designated swimming area, and two large group day-use facilities. Baker Bay has parking for 183 cars and 51 trailers. The campground features a concession stand, ADA restroom with showers, and a single vault restroom. The day use area has flushing restrooms, open picnic areas, horseshoe pits, and a volleyball court. A primitive trail on the east side of the campground runs 0.8 miles to the east property boundary. Power for the park is supplied by the local utility company and is distributed by power poles and transformers. The domestic cold-water system is supplied directly from the local public utility company and enters the park at the south elevation. No mapping of the water lines was reviewed for this park assessment.

Concession Building

The Concession Building consists of concrete spread strip footings which support wood stud walls with wood siding. The roof construction consists of glulam beams bearing on exterior walls supporting what appears to be 2" X 6" tongue and groove timber decking that drains to metal gutters and downspouts around the perimeter. The roof level is comprised of a reinforced concrete low-sloped roof slab which contains a fully adhered single-ply Thermoplastic Polyolefin (TPO) roof membrane with no ballast. The building contains painted wood frame and UVPC framed window units at various elevations around the perimeter of the building. The building contains two solid wood, single hung doors with a painted surface. The door hardware includes knob-style hardware with deadbolt locksets. The interior contains two floor mounted vitreous china water closets, a vitreous china vanity lavatory and a three-compartment stainless-steel kitchen sink. Domestic hot water for the concession building is provided by one fifty-gallon electric hot water heater. The hot water heater is manufactured by Bradford White. The concession building contains one full split HVAC system. The HVAC unit consists of a 2-ton heat pump system manufactured by Dakin which was recently installed. The electrical system consists of one small (under 400 amp) 120/240-volt 100-amp panel along with surface mounted LED light fixtures at the interior and wall mounted light fixtures at the exterior. The Concession Building contains a concrete patio that serves as a seating area for the park guests.

The Concession Building appeared in poor to fair condition overall. The concession side of the building was remodeled in 2018 with a remodel currently in progress on the caretaker side. There are no signs of settling to the structure. The siding was observed to be in poor condition. This type of exterior construction has an EUL of twenty years so based on the age and multiple signs of damage and wood rot, we recommend replacing the siding early in the study period. The roof finish was observed to be in good condition as it was recently replaced. The sheet metal flashing and gutter system appeared to be in poor condition and is causing drainage issues for the flat roof. We recommend replacement early in the study period. The single solid core wood doors and the wood window units appeared to be in poor condition and are assumed to be original to the building. The typical EUL for this type of equipment is thirty years, as such, we recommend replacement early in the study period to maintain the appearance of the building, operation and security. The domestic water and sanitary discharge system appeared to be in poor condition with several repairs that were observed at the time of the assessment. We recommend that the lines within the building be replaced early in the study period. The plumbing fixtures appeared to be in fair to good condition. They functioned properly with no reported leaks or visible cracks; therefore, we anticipate they will last beyond the study period with routine maintenance. The split-system furnace and condenser were all replaced in 2018. With no reported issues to these units, we expect them to last beyond the study period. The 100-amp panelboard was observed to be in poor to fair condition. We assume the panelboard is original to the structure. Based on the age and condition, we recommend replacement early in the study period. The concrete patio was observed to be in poor condition. Based on the age and condition of the patio, we recommend replacement early in the study period. It is also recommended that a wheelchair access ramp is added to the patio on the east elevation.



Vaulted Restroom

The park contains one double vault waterless toilet restroom located on the east side of the camp ground between site 7 and 48. The vaulted restroom has three single hollow metal doors, two plastic dome skylights, metal roof, CMU (Concrete Masonry Unit) exterior walls, gutters and downspouts.

The vaulted restroom as a whole was observed to be in poor condition and appears to have surpassed its EUL of thirty years. Based on the age and condition, we recommend replacement early in the study period and adding a walkway for wheelchair access.

Campground Restroom

The Campground Restroom is a 1450 square foot restroom that rests on a standard reinforced concrete slab on grade with perimeter reinforced concrete spread footings to support the exterior brick walls. The exterior walls contain multiple single hung exterior hollow metal doors. The pitched roof contains multiple plastic skylights and is constructed from traditional wood beams and rafters. It is finished with an asphalt shingle system with aluminum gutters and downspouts. The interior of the restroom has exposed slab flooring with site-built toilet partitions. Plumbing fixtures include multiple vitreous china wall mounted water closets, vitreous china lavatories, wall hung urinals, and three wall ceramic wall showers. Domestic hot water for the restroom is provided by two electric hot water heaters with 120-gallon capacity. The water heaters are manufactured by Rheem and are located in the storage room. Waste piping consists of cast iron piping throughout the building. The electrical system consists of one small (under 400 amp) 120/240-volt 125-amp panel. Exterior lighting for the building consists of wall mounted wall pack fixtures at each elevation of the building.

The Campground Restroom was observed to be in fair to good condition overall. The asphalt roof was observed to be in fair condition with no leaks reported at the time of the assessment. That said, based on the age of the roof, we recommend replacement early in the study period. The plumbing fixtures appeared to be in fair to good condition. They functioned properly with no reported leaks or visible cracks; therefore, we anticipate they will last beyond the study period with only routine maintenance. The domestic hot water heaters were observed to be in poor to fair condition. No issues were reported at the time of the assessment however, based on their age and observed condition, we recommend replacement early in the study period. The 125-amp panelboard was observed to be in fair condition. We assume the panelboard is original to the structure as such, we recommend replacement midway through the study period due to age. It is also recommended that the exterior wall pack light fixtures be replaced early in the study period due to age and condition.

Day Use Restroom

The Day Use Restroom structure is located on the Northern section of the park and is approximately 1000 square feet. The structure rests on a standard reinforced concrete slab on grade supporting exterior CMU walls with a painted finish. The pitched roof is constructed from traditional wood beams and rafters and is finished with a preformed corrugated metal roof system. The building contains single glazed anodized aluminum window units with an awning style opening. Urethane sealant is used along the perimeter of the window framing systems to seal them with the wall construction. The exterior doors for the restroom consist of single hollow doors with a painted finish. The interior of the restroom has exposed slab flooring with site-built toilet partitions. Plumbing fixtures include multiple vitreous china wall mounted water closets, vitreous china lavatories, and stall type urinals. Waste piping is cast iron piping throughout the building. The electrical system consists of one small (under 400 amp) 120/240-volt 100-amp panel. The building's lighting consists of two 2X6ft fluorescent light fixtures. The fluorescent bulbs are protected by a plastic cover. The building has two exterior wall packs located above each entrance door. The north, south, and west elevations contain a 3ft wide paved concrete walkway.

The Day Use Restroom was observed to be in poor to fair condition. The exterior walls were observed to be in fair condition. We recommend repainting the restroom exterior to maintain the appearance of the facility. The window systems appear to be in poor condition. They have surpassed their recommended EUL of thirty years and show signs of deterioration, as well as appearing dated. We recommend replacement early in the study period. The exterior hollow metal doors were observed to be in poor to fair condition and are assumed to be original to the structure. Based on the age and condition, we recommend replacement early in the study period. The interior paint was observed to be in fair



condition. Based on industry standard, repainting of the GWB is required every eight years; therefore, repainting of the GWB walls is recommended late in the study period. The domestic water system appeared to be in poor condition and original to the structure. Based on the age and condition, we recommend replacement early in the study period. The plumbing fixtures appeared in fair to good condition. They functioned properly with no reported leaks or visible cracks; therefore, we anticipate they will last beyond the study period with routine maintenance. That said, we recommend installing ADA under-counter protection kits for all of the sinks so as to comply with local ADA code requirements. The waste piping was observed to be in poor condition. Several issues were reported with the waste piping at the time of the assessment. Based on the age and condition, we recommend replacement early in the study period. The panelboard and branch wiring were observed to be in poor to fair condition and have surpassed the EUL of thirty years. We anticipate replacement early in the study period. The fluorescent strip light fixtures were observed to be in poor condition. We recommend replacing the fixture to LED to help reduce electric costs. The exterior light fixtures appeared to be in poor condition with discolored lenses and deteriorating housings. We anticipate a need for replacement early in the study period in order to keep the building well lit. The walkway was observed to be in poor to fair condition. There is severe cracking on the walkway in front of the men's restroom. We recommend replacement early in the study period as well as adding ramps to make the restroom handicap accessible.

Site Systems

Parking for the park is provided by an asphalt base parking lot with parking for 183 cars and 51 car/trailers. The parking lot is bordered by a concrete berm. The park is equipped with a complete irrigation system that includes a timer, pop-up sprinkler heads, control valves and solenoid valves. Pressure treated wood dock with boat slips are present lakeside.

The irrigation system was observed to be in poor to fair condition and is assumed to be original to the park. Based on the age of the irrigation system, we recommend replacement early in the study period. The wood treated boat dock and ramps were also observed to be in poor condition. The wood is severely worn and has passed its EUL of twenty-five years. Based on the age and condition of the dock and ramps, we recommend replacement early in the study period. The asphalt base parking lots and curb paving was observed to be in poor condition and has surpassed its EUL of twenty years. Based on the age and condition of the asphalt, we recommend replacement early in the study period.



Summary of Findings

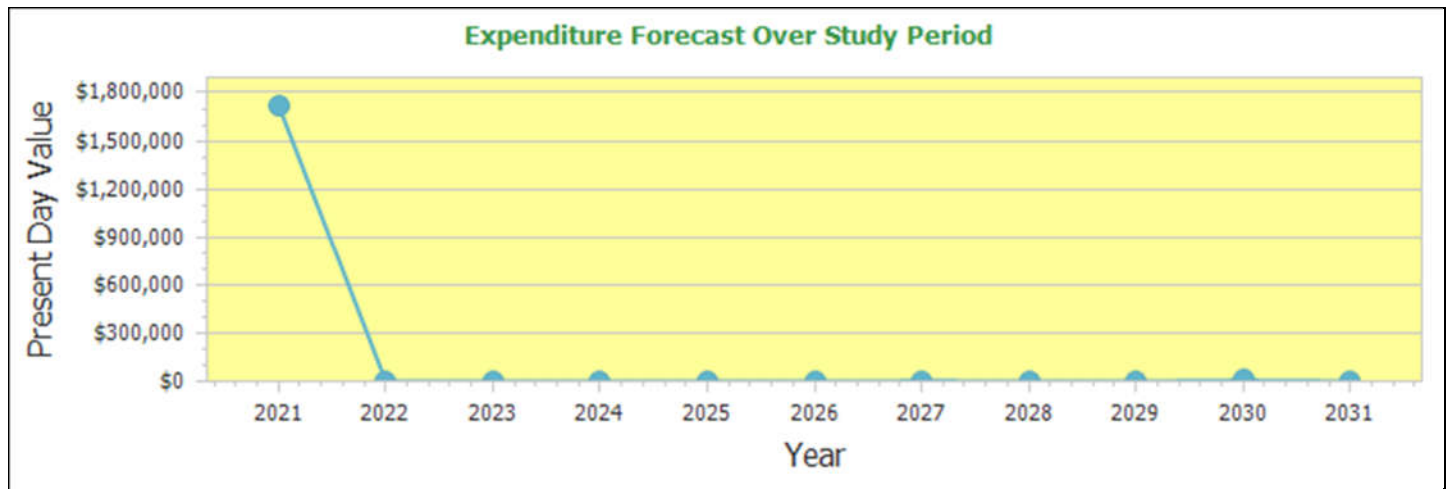
This report represents summary-level findings for the Facility Condition Assessment. The deficiencies identified in this assessment can be combined to develop an overall Long-Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	72.2%
Immediate Capital Needs (Year 0 and Year 1)	\$1,721,226
Future Capital Needs (Year 2 to Year 10)	\$21,624



Building Expenditure Summary

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Baker Bay building. In addition, we have noted key findings highlighting items greater than \$5,000 and their anticipated year of replacement. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$1,742,850 (Immediate Needs + Future Needs).



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
\$1,721,226	\$0	\$1,574	\$3,809	\$0	\$0	\$4,528	\$1,664	\$987	\$7,487	\$1,574



Key Findings

Below is a list of Key Findings of capital expenditures over a \$5,000 threshold :

Level 1	Action Type	Level 5	Year	Expenditures
B Shell	Replacement	B201124 Wood Clapboard Siding	2021	\$71,068
B Shell	Schedule Action	B201134 Repaint Exterior Wall Surfaces	2028	\$1,664
B Shell	Replacement	B202102 Awning or Hopper Style Window	2021	\$7,807
B Shell	Replacement	B202108 Wood Window Units _ Fixed or Single Hung	2021	\$9,025
B Shell	Schedule Action	B202116 Paint Exterior Windows or Trim	2029	\$270
B Shell	Schedule Action	B202116 Paint Exterior Windows or Trim	2021	\$270
B Shell	Replacement	B203202 Single Solid Core Wood Doors	2021	\$5,047
B Shell	Replacement	B203902 Single HM Doors	2021	\$4,823
B Shell	Replacement	B301114 Asphalt Shingle Roof	2021	\$11,673
B Shell	Replacement	B301122 Preformed Corrugated Metal Roof Panels	2021	\$50,864
B Shell	Replacement	B301407 Painted Galvanized Steel	2021	\$4,123
B Shell	Replacement	B302103 Skylight _ Plastic	2021	\$5,047
C Interiors	Replacement	C301214 Painted Finish _ Standard	2031	\$1,574
C Interiors	Replacement	C301214 Painted Finish _ Standard	2023	\$1,574
C Interiors	Replacement	C301214 Painted Finish _ Standard	2029	\$718
C Interiors	Replacement	C302303 Epoxy Floor Coating	2030	\$7,487
D Services	Replacement	D201804 Floor Mounted Standard Drinking Fountain	2021	\$1,472
D Services	Replacement	D202105 Cold Water Distribution	2021	\$8,333
D Services	Replacement	D202105 Cold Water Distribution	2021	\$2,087
D Services	Replacement	D202213 Domestic Hot Water Heater _ Electric	2027	\$4,528
D Services	Replacement	D202213 Domestic Hot Water Heater _ Electric	2021	\$10,868
D Services	Replacement	D202213 Domestic Hot Water Heater _ Electric	2021	\$10,868
D Services	Replacement	D203104 Sanitary Water Gravity Discharge	2021	\$895
D Services	Replacement	D203104 Sanitary Water Gravity Discharge	2021	\$3,573
D Services	Replacement	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	2024	\$3,809



Level 1	Action Type	Level 5	Year	Expenditures
D Services	Replacement	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	2021	\$3,048
D Services	Replacement	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	2021	\$3,048
D Services	Replacement	D502105 Wiring Systems Incl. Receptacles and Switches	2021	\$2,855
D Services	Replacement	D502205 Exterior Wall Pack Light Fixtures	2021	\$5,072
D Services	Replacement	D502205 Exterior Wall Pack Light Fixtures	2021	\$1,691
D Services	Replacement	D502232 Fluorescent Strip Light Fixtures	2021	\$492
F Special Construction And Demolition	Replacement	F101304 Vault Toilet Waterless _ Double	2021	\$48,920
G Building Sitework	Replacement	G202107 Asphalt Parking Lot With Striping	2021	\$249,850
G Building Sitework	Replacement	G203102 Concrete Pedestrian Paving	2021	\$35,300
G Building Sitework	Replacement	G203105 Concrete 3ft Wide	2021	\$369
G Building Sitework	Replacement	G203107 Concrete Curb or Berm	2021	\$86,417
G Building Sitework	Replacement	G203112 Boat Dock Pressure Treated Wood	2021	\$465,014
G Building Sitework	Replacement	G205701 Complete Irrigation System	2021	\$542,240
G Building Sitework	Replacement	G301100 ProPipe estimated contingency	2021	\$10,000
G Building Sitework	Replacement	G301100 ProPipe Piping Repair Estimate	2021	\$59,072

1. All costs are presented in present day value.

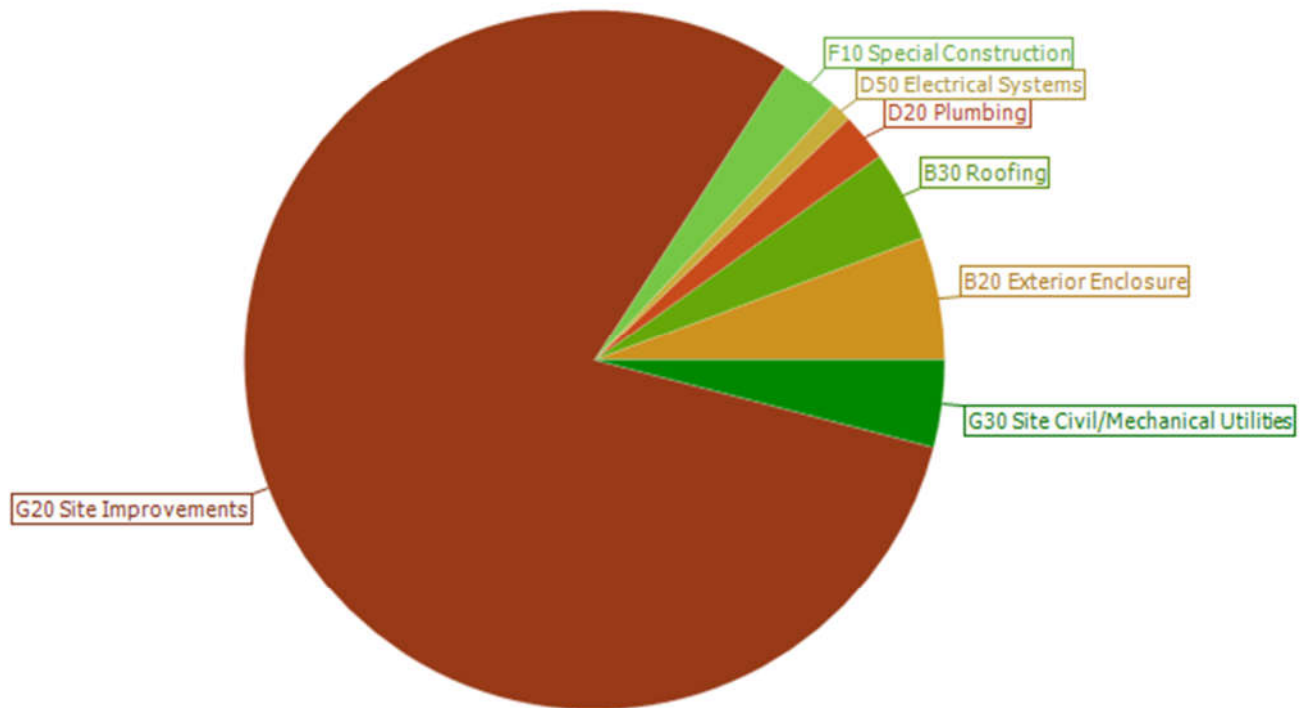
2. Costs represent total anticipated values over the 10 year study period.

3. Budget for additional project costs of 25% - 30% to allow for professional fees, general contractor, overhead and profit management cost.



Distribution of Immediate (Year 0 - Year 1) Needs by Building System

Distribution of Immediate Needs by Building System

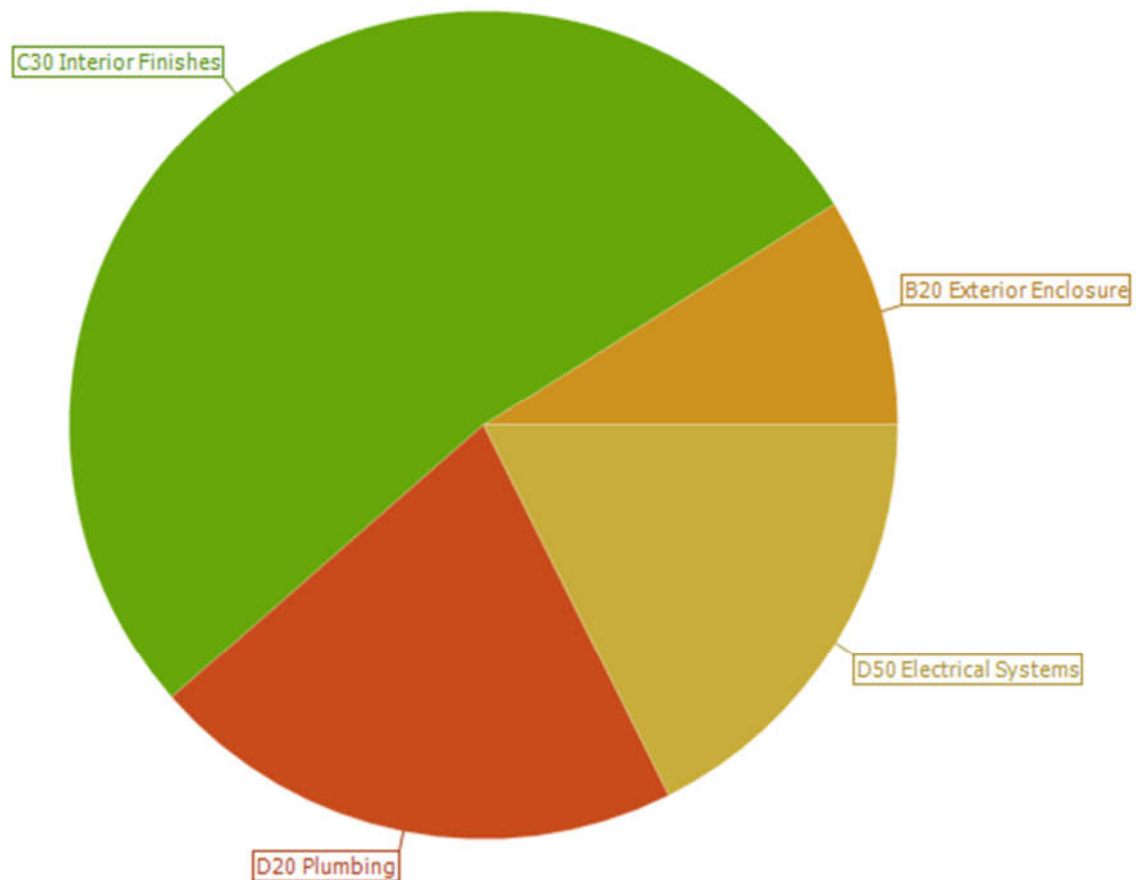


Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$98,039	5.7%
B30 Roofing	\$71,706	4.2%
D20 Plumbing	\$38,095	2.2%
D50 Electrical Systems	\$16,204	0.9%
F10 Special Construction	\$48,920	2.8%
G20 Site Improvements	\$1,379,190	80.1%
G30 Site Civil/Mechanical Utilities	\$69,072	4.0%
Total	\$1,721,226	100%



Distribution of Future (Year 2 - Year 10) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$1,934	8.9%
C30 Interior Finishes	\$11,352	52.5%
D20 Plumbing	\$4,528	20.9%
D50 Electrical Systems	\$3,809	17.6%
Total	\$21,624	100%



Facility Condition Index

In this report we have calculated the Current Year Facility Condition Index (FCI) for the facility as well as the FCI for subsequent years throughout the study period. The FCI illustrates the condition of the systems, equipment, and buildings in a given year and will go up if the required funding is not expended over the study period. The FCI is also used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

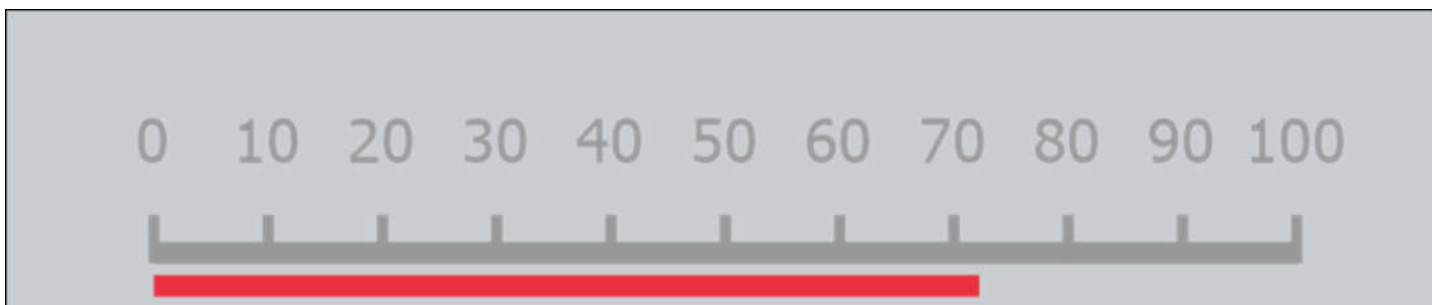
The FCI is the ratio of accumulated Deferred Maintenance (DM) (total sum of immediate required and recommended works) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV. The FCI ranges is from zero for a newly-constructed building, to 100% for a constructed asset with a Deferred Maintenance value equal to its CRV. Acceptable ranges vary by Building Type, but as a general guideline, the FCI scoring system is as follows:

$$\text{FCI} = \frac{\text{Deferred Maintenance, Immediate Repair Needs and Replacement Deficiencies.}}{\text{Current Replacement Value of the Facility (s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

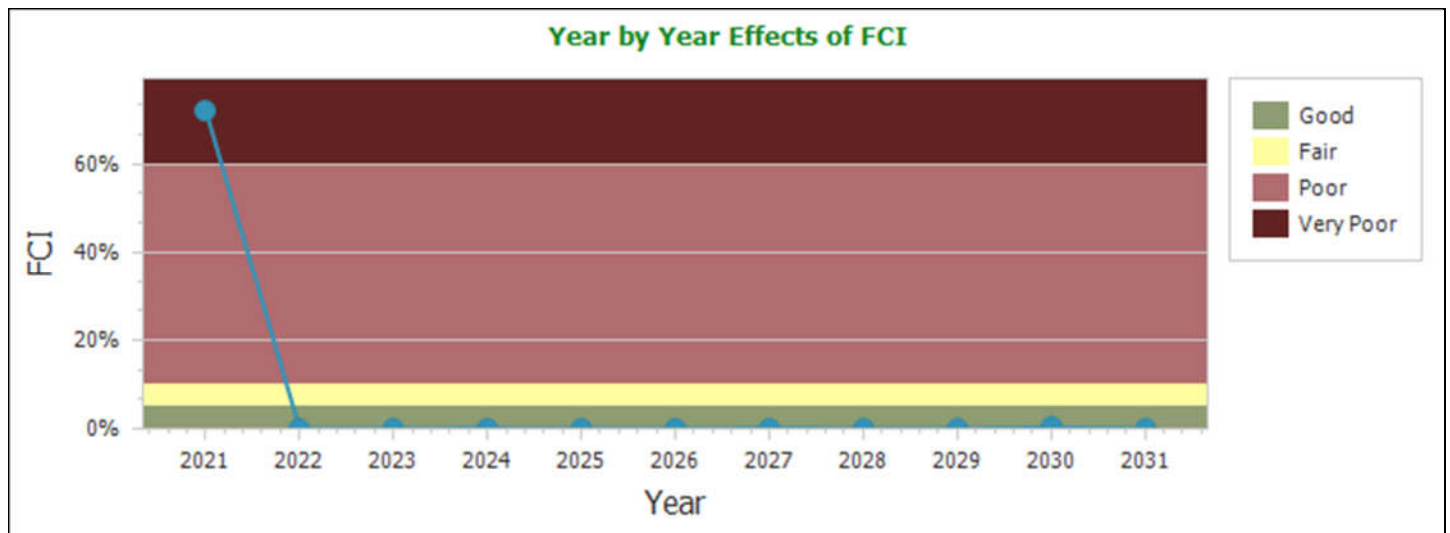
The chart below indicates the current FCI ratio of Baker Bay.



Baker Bay, FCI: 72.2%

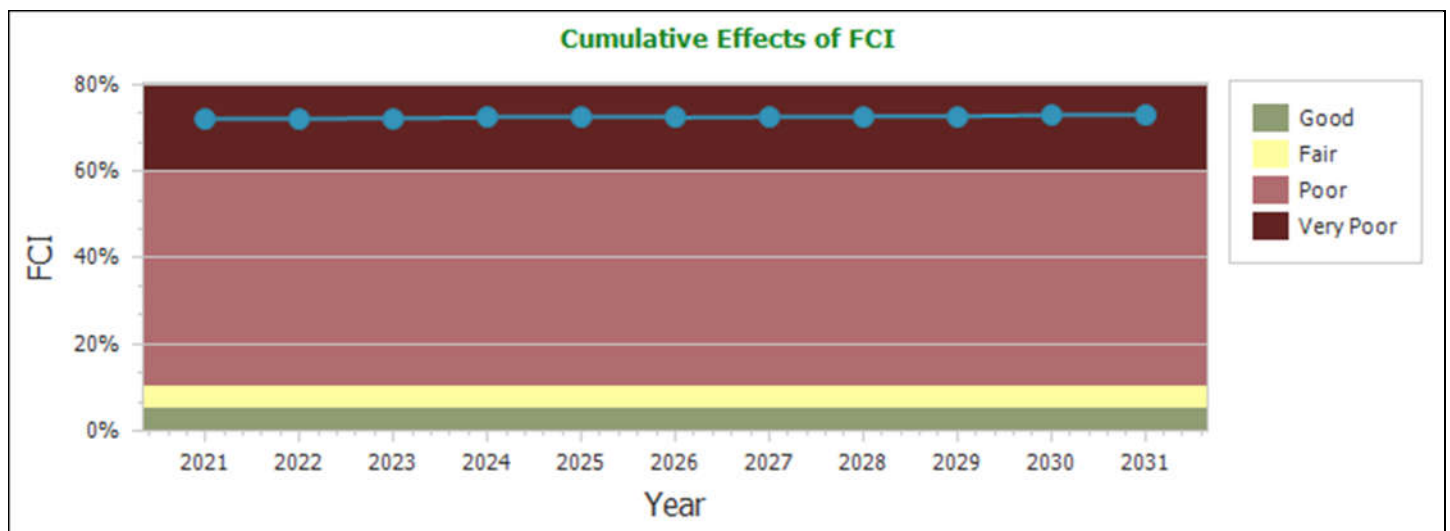


The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures are made to address the identified actions each year.



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
72.2%	0.0%	0.1%	0.2%	0.0%	0.0%	0.2%	0.1%	0.0%	0.3%	0.1%

The chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.



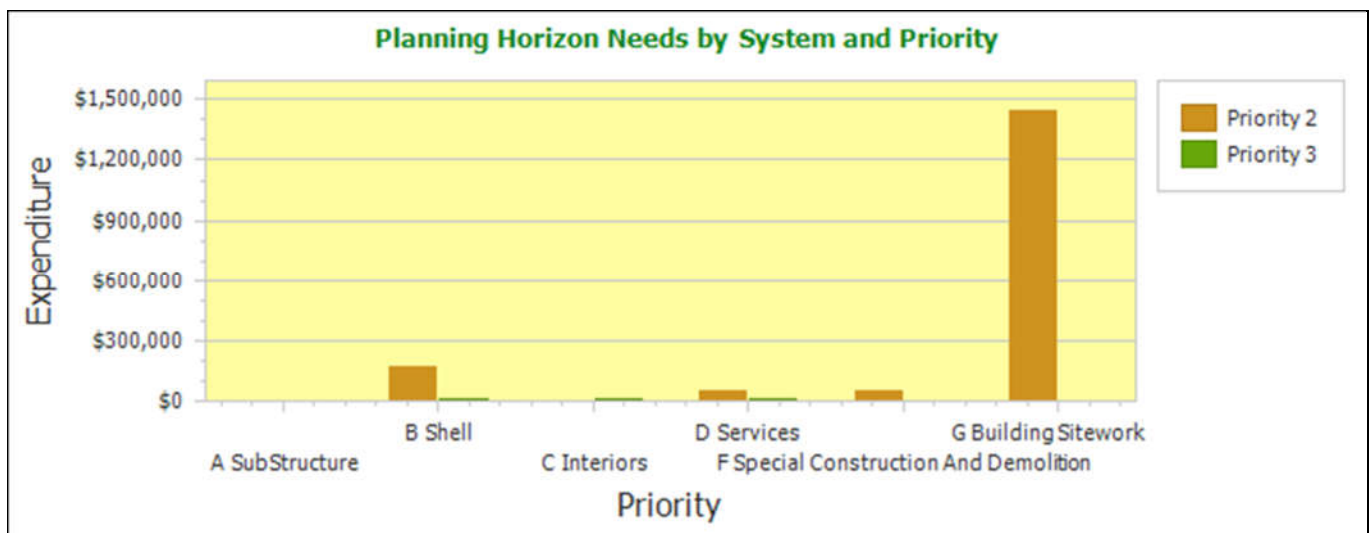
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
72.2%	72.2%	72.3%	72.4%	72.4%	72.4%	72.6%	72.7%	72.7%	73.1%	73.1%



Needs Sorted by Prioritization of Work

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

Priority 1: Fire/ Life/ Safety/ Code	<ul style="list-style-type: none"> Systems that require upgrade or replacement to comply with current Fire, Life, or Safety Codes and accessibility. These systems should be replaced immediately upon reaching the end of their useful life so as not to compromise the safety of the building
Priority 2: Currently Critical	<ul style="list-style-type: none"> Systems requiring immediate action that have failed or are nearing the end of their useful life, if not addressed will cause additional deterioration and added repair costs.
Priority 3: Necessary/ Not Critical	<ul style="list-style-type: none"> Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component.



Building System	Priority 2	Priority 3	Grand Total
A SubStructure	\$0	\$0	\$0
B Shell	\$164,968	\$6,711	\$171,679
C Interiors	\$0	\$11,352	\$11,352
D Services	\$54,299	\$8,338	\$62,637
F Special Construction And Demolition	\$48,920	\$0	\$48,920
G Building Sitework	\$1,448,262	\$0	\$1,448,262
Grand Total	\$1,716,448	\$26,401	\$1,742,850



Needs Sorted by Plan Type

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1: Deferred Maintenance	<ul style="list-style-type: none"> Maintenance that was not performed when it was scheduled or assets that are past the end of their useful life resulting in necessary immediate repair or replacement.
Plan Type 2: Routine Maintenance	<ul style="list-style-type: none"> Maintenance that is planned and performed on a routine basis to maintain and preserve the condition of the building system.
Plan Type 3: Capital Renewal	<ul style="list-style-type: none"> Planned future replacement of building systems that have or will reach the end of their useful life during the study period.



Plan Type	Expenditure Total
Capital Renewal	\$162,018
Deferred Maintenance	\$1,579,168
Routine Maintenance	\$1,664
Grand Total	\$1,742,850



Appendix

Appendix A - Capital Expenditure Table

Baker Bay

CRV : \$2,383,602

Year Built : 1960

GSF : 3,708

Year	Asset ID	Asset Label	Quantity	Units	Adjusted Unit Cost	Expenditures
2021	LnCty-Prks-0-BkrBay-B102101-38-A1	Replace Facial Boards	196	SF	\$1.38	\$270
2021	LnCty-Prks-0-BkrBay-B201124-34	Wood Clapboard Siding - Concession	1,842	SF	\$38.58	\$71,068
2021	LnCty-Prks-0-BkrBay-B202102-66	Hopper Style Window	64	SF	\$121.98	\$7,807
2021	LnCty-Prks-0-BkrBay-B202108-35	Wood Window Units _ Fixed or Single Hung	102	SF	\$88.48	\$9,025
2021	LnCty-Prks-0-BkrBay-B203202-44	Single Solid Core Wood Doors	2	EACH	\$2523.68	\$5,047
2021	LnCty-Prks-0-BkrBay-B203902-67	Hollow Metal Doors	2	EACH	\$2411.37	\$4,823
2021	LnCty-Prks-0-BkrBay-B301114-88	Asphalt Shingle Roof	1,450	SF	\$8.05	\$11,673
2021	LnCty-Prks-0-BkrBay-B301122-65	Preformed Corrugated Metal Roof Panels	2,015	SF	\$25.24	\$50,864
2021	LnCty-Prks-0-BkrBay-B301407-52	Painted Galvanized Steel Flashing	196	LF	\$21.03	\$4,123
2021	LnCty-Prks-0-BkrBay-B302103-82	Skylight_Plastic	60	SF	\$84.12	\$5,047
2021	LnCty-Prks-0-BkrBay-D201804-59	Floor Mounted Standard Drinking Fountain	1	EACH	\$1472.15	\$1,472
2021	LnCty-Prks-0-BkrBay-D202105-56	Cold Water Distribution	1,258	SF	\$6.62	\$8,333
2021	LnCty-Prks-0-BkrBay-D202105-73	Cold Water Distribution	315	SF	\$6.62	\$2,087
2021	LnCty-Prks-0-BkrBay-D202213-80	Domestic Hot Water Heater _ Electric	120	GALS	\$90.56	\$10,868
2021	LnCty-Prks-0-BkrBay-D202213-81	Domestic Hot Water Heater _ Electric	120	GALS	\$90.56	\$10,868
2021	LnCty-Prks-0-BkrBay-D203104-57	Sanitary Water Gravity Discharge	1,258	SF	\$2.84	\$3,573



Year	Asset ID	Asset Label	Quantity	Units	Adjusted Unit Cost	Expenditures
2021	LnCty-Prks-0-BkrBay-D203104-74	Sanitary Water Gravity Discharge	315	SF	\$2.84	\$895
2021	LnCty-Prks-0-BkrBay-D501205-10	Panelboard, 120 over 240volts, 60 to 2000amp	100	AMP	\$30.48	\$3,048
2021	LnCty-Prks-0-BkrBay-D501205-13	Panelboard, 120 over 240volts, 60 to 2000amp	100	AMP	\$30.48	\$3,048
2021	LnCty-Prks-0-BkrBay-D502105-87	Wiring Systems Incl. Receptacles and Switched	315	SF	\$9.06	\$2,855
2021	LnCty-Prks-0-BkrBay-D502205-76	Exterior Wall Pack Light Fixtures	2	EACH	\$845.25	\$1,691
2021	LnCty-Prks-0-BkrBay-D502205-83	Exterior Wall Pack Light Fixtures	6	EACH	\$845.25	\$5,072
2021	LnCty-Prks-0-BkrBay-D502232-75	Fluorescent Strip Light Fixtures	2	EACH	\$246.14	\$492
2021	LnCty-Prks-0-BkrBay-F101304-5	Vault Toilet Waterless	1	EACH	\$48919.69	\$48,920
2021	LnCty-Prks-0-BkrBay-G202107-28	Asphalt Parking Lot With Striping	9,898	SY	\$25.24	\$249,850
2021	LnCty-Prks-0-BkrBay-G203102-58	Concrete Pedestrian Paving - Patio	180	SY	\$196.11	\$35,300
2021	LnCty-Prks-0-BkrBay-G203105-77	Concrete 3ft Wide	8	LF	\$46.16	\$369
2021	LnCty-Prks-0-BkrBay-G203107-60	Concrete Curb	2,147	LF	\$40.25	\$86,417
2021	LnCty-Prks-0-BkrBay-G203112-20	Boat Dock Pressure Treated Wood	3,676	SF	\$126.50	\$465,014
2021	LnCty-Prks-0-BkrBay-G205701-4	Irrigation System	224,530	SF	\$2.42	\$542,240
2021	LnCty-Prks-0-BkrBay-G301100-89	ProPipe Total Estimated CIPP Repair Costs	1	EACH	\$59072.02	\$59,072
2021	LnCty-Prks-0-BkrBay-G301100-90	ProPipe Estimated Contingency for observed repairs	1	EACH	\$10000.00	\$10,000
2023	LnCty-Prks-0-BkrBay-C301214-85	Painted Finish _ Standard	625	SF	\$2.52	\$1,574
2024	LnCty-Prks-0-BkrBay-D501205-84	Panelboard, 120 over 240volts, 125amp	125	AMP	\$30.48	\$3,809
2027	LnCty-Prks-0-BkrBay-D202213-48	Domestic Hot Water Heater_ Electric	50	GALS	\$90.56	\$4,528
2028	LnCty-Prks-0-BkrBay-B201128-63-A1	Exterior Paint	760	SF	\$2.19	\$1,664
2029	LnCty-Prks-0-BkrBay-B102101-38-A1	Replace Facial Boards	196	SF	\$1.38	\$270
2029	LnCty-Prks-0-BkrBay-C301214-69	Painted Finish _ Standard	285	SF	\$2.52	\$718



Year	Asset ID	Asset Label	Quantity	Units	Adjusted Unit Cost	Expenditures
2030	LnCty-Prks-0-BkrBay-C302303-54	Epoxy Floor Coating	465	SF	\$16.10	\$7,487
2031	LnCty-Prks-0-BkrBay-C301214-85	Painted Finish _ Standard	625	SF	\$2.52	\$1,574
					Total	\$1,742,850



Appendix B - Photographic Records



Slab on Grade Reinforced Concrete



Traditional Wood Beams and Rafters



Painted CMU Walls



Hopper Style Window



UPVC Window Units _ Casement, Double Hung, Vent or Sliding



Wood Window Units _ Fixed or Single Hung



Single Solid Core Wood Doors



TPO Single ply Roof Membrane incl. Insulation



Painted Galvanized Steel Flashing



Gypsum Wall Board Stud Walls



Toilet Partition



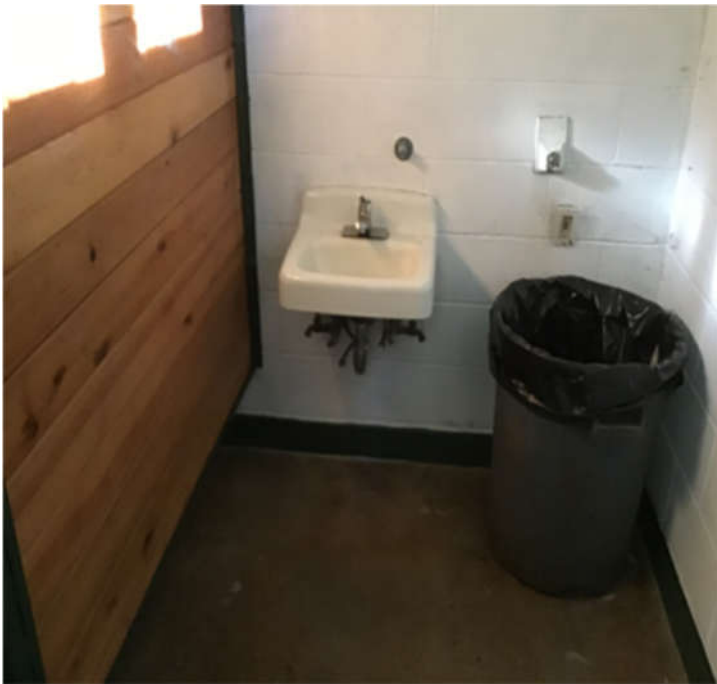
Toilet Partition - Restroom



Epoxy Floor Coating



Wall Mounted Water Closets



Wall Hung Lavatories



Three Compartment Stainless Sink



Floor Mounted Standard Drinking Fountain



Cold Water Distribution



Domestic Hot Water Heater_ Electric



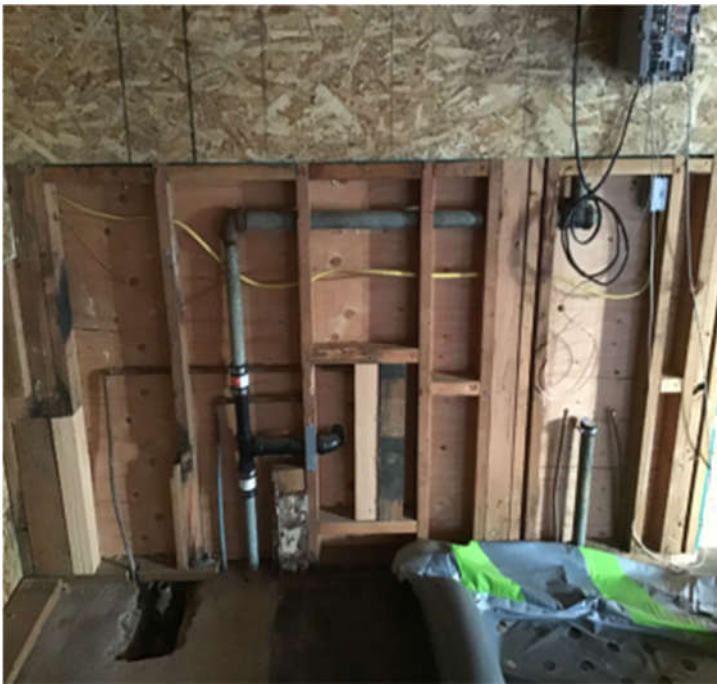
Domestic Hot Water Heater _ Electric



Domestic Hot Water Heater _ Electric



Sanitary Water Gravity Discharge



Sanitary Water Gravity Discharge



Concession Full Split System



Exhaust Fan - Concession



Panelboard, 120 over 240volts, 125amp



Panelboard, 120 over 240volts, 60 to 2000amp



Exterior Wall Pack Light Fixtures



Exterior Wall Pack Light Fixtures



Fluorescent Strip Light Fixtures



Vault Toilet Waterless



Restroom with Plumbed Fixtures



Asphalt Parking Lot With Striping



Concrete Pedestrian Paving - Patio



Concrete Curb



Boat Dock Pressure Treated Wood



Boat Dock Pressure Treated Wood



Wood Fence



Irrigation System



Septic Tanks



Exterior Paint



Replace Facial Boards



Appendix C - Document Review and Warranty Information

The following documents were reviewed as part of the facility condition assessment of the Baker Bay facility:

- ❖ Sewer and Drain Field Maps were reviewed as part of the facility study



Appendix D - Equipment Tables

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity	Year
Interior – Concession Stand	D202213 Domestic Hot Water Heater – Electric	Bradford White	M250T6DS	JM17555581	Equipment Not Tagged	50 GALS	Unknown
Interior – Campground Restroom	D202213 Domestic Hot Water Heater – Electric	Rheem	81V120D	0201C05764	Equipment Not Tagged	120 GALS	2001
Interior – Campground Restroom	D202213 Domestic Hot Water Heater – Electric	Rheem	81V120D	0999C15062	Equipment Not Tagged	120 GALS	1999
Exterior - Concession	D303210 Split System _ Full System	Dakin	G034450	RX24NMVJU	Equipment Not Tagged	2 TON	2019
Roof - Concession	D304205 Exhaust Fan	Greenheck	N/A	N/A	Equipment Not Tagged	1500 CFM	2019
Exterior – Park	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Westinghouse	Not Available	Not Available	Equipment Not Tagged	100 AMP	1960
Exterior – Concession Building	D501205 Panelboard, 120 over 240 volts, 60 to 2000 amp	EL-CO	Not Available	Not Available	Equipment Not Tagged	100 AMP	1960
Interior – Campground Restroom	D501205 Panelboard, 120 over 240 volts, 60 to 2000 amp	GE	AXB4	PP98363	Equipment Not Tagged	125 AMP	1994



Appendix E - Glossary of Terms

Acronyms & Glossary of Terms

ABC	Aggregate Base Course
BUR	Built-Up Roof
CIP	Cast-In-Place
CMU	Concrete Masonry Unit
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
HM	Hollow Metal Doors
MH	Man Holes
SC	Solid Core Doors
TPO	Thermoplastic Polyolefin
AHU	Main Air Handling Units
EF	Exhaust Fan
EMC	Electrical Metallic Conduit
EMT	Electrical Metallic Tubing
FACP	Fire Alarm Control Panel
FCC	Fire Command Center
FCU	Fan Coil Unit
FSS	Fuel Supply System
MDP	Main Distribution Panel
NAC	Notification Appliance Circuit
RTU	Roof Top Unit
SES	Service Entrance Switchboards
VAV	Variable Air Volume
VFD	Variable Frequency Drives
CRV	Current Replacement Value
DM	Deferred Maintenance
EOL	End of Life
EUL	Estimated Useful Life
FCI	Facility Condition Index
HVAC	Heating Ventilating and Air Conditioning
RUL	Recommended Useful Life
AMP	Amperage
BTU/HR	British Thermal Units per Hour
FPM	Feet per Minute (Elevator Speed)
GPF	Gallons Per-Flush
HID	High-Intensity Discharge
HP	Horse Power
KVA	Kilovolt-Ampere
kW	Kilowatt
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
RO	Reverse Osmosis
SF	Square Foot
SY	Square Yards
NEMA	National Electrical Manufacturers Association
NFPA	National Fire Protection Association



Acronyms & Glossary of Terms

BTU	British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.
Building Envelope	The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof, and soffit areas.
Building Systems	Interacting of independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.
Caulking	Soft, putty-like material used to fill joints, seams, and cracks.
Codes	See building codes.
Component	A fully functional portion of a building system, piece of equipment, or building element.
Deferred Maintenance	Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.
Expected Useful Life (EUL)	the average amount of time in years that an item, component of system is estimated to function when installed new and assuming routine maintenance is practiced.
Facility	All of any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.
Flashing	A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.
Remaining Useful Life (RUL)	A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extend of use, etc.
Structural Frame	the components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Thermal Resistance (R)	A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is: $R = \text{Thickness (in inches)} / K$.
Warranty	Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.

Appendix F - Piping Summary Report

BAKER BAY PARK:

- Mainline video and lateral videos assessed.
- Total footage mainline Segments = 3,725.2
- Total number of Lateral Segments = 0 (Included in main)

MAINS

BBP-SSCO-1	BBP-SEPTIC-TANK-1	BBP-SSCO-1_BBP-SEPTIC-TANK-1	D	4 PVC	46.5
BBP-SSMH-3B	BBP-SSMH-4A	BBP-SSMH-3B_BBP-SSMH-4A	U	3 PVC	117.3
BBP-CO-6	BBP-CO-7	BBP-CO-6_BBP-CO-7	U	3 PVC	253.8
BBP-CO-1	BBP-CO-2	BBP-CO-1_BBP-CO-2	D	3 PVC	112.8
BBP-CO-11	BBP-CO-12	BBP-CO-11_BBP-CO-12	U	3 PVC	255
BBP SSMH-3A	BBP SSMH-4A	BBP-SSMH-3A_BBP-SSMH-4A	U	4 PVC	157.2
BBP-CO-4	BBP-CO-5	BBP-CO-4_BBP-CO-5	U	3 PVC	187.2
HOLDING-TANK-LIFT-STATION	BBP-CO-1	BBP-HOLDING-TANK-LIFT-STATION_BBP-CO-1	D	3 PVC	109.5
BBP-CO-9	BBP-CO-10	BBP-CO-9_BBP-CO-10	U	3 PVC	188.7
BBP-CAMP-HOST-CO	BBP-DUMP-STATION	BBP-CAMP-HOST-CO_BBP-DUMP-STATION	D	4 ABS	21.9
BBP-CO-5	BBP-CO-6	BBP-CO-5_BBP-CO-6	D	3 PVC	198.3
BBP-CO-10	BBP-CO-11	BBP-CO-10_BBP-CO-11	U	3 PVC	253.2
BBP-CO-5	BBP-CO-6	BBP-CO-5_BBP-CO-6	U	3 PVC	220.8
BBP-CO-1	BBP-CO-2	BBP-CO-1_BBP-CO-2	U	3 PVC	137.1
BBP-SEPTIC-TANK-1	BBP-SSMH-1	BBP-SEPTIC-TANK-1_BBP-SSMH-1	U	4 CAS	125.1
BBP-CO-12	BBP-CO-13	BBP-CO-12_BBP-CO-13	D	3 PVC	242.7
BBP-CO-2	BBP-CO-3	BBP-CO-2_BBP-CO-3	U	3 PVC	163.5
BBP-SSMH-3	BBP-SSMH-2	BBP-SSMH-3_BBP-SSMH-2	D	6 CP	176.7
BBP-SSMH-4	BBP-SSMH-3	BBP-SSMH-4_BBP-SSMH-3	D	6 CP	154.2
BBP-SSMH-3	BBP-SSMH-2	BBP-SSMH-3_BBP-SSMH-2	U	6 CP	37.6
BBP-SSMH-2	BBP-SSMH-1A	BBP-SSMH-2_BBP-SSMH-1A	U	6 CP	111
BBP-SSMH-2	BBP-LIFT-STATION-1	BBP-SSMH-2_LIFT-STATION-1	D	6 CP	7.8
ACOE SEPTIC TANK-1	ACOEMH-2	ACOE SEPTIC TANK-1_ACOEMH-2	U	6 CP	14.4
BBP SSMH-3A	BBP SSMH-4A	BBP-SSMH-3A_BBP-SSMH-4A	U	4 PVC	150.9
BBP SSMH-1	BBP SSMH-1B	BBP-SSMH-1_BBP-SSMH-1B	D	4 CP	147.9
BBP-MH-1A	BBP-SSMH-1B	BBP-SSMH-1A_BBP-SSMH-1B	D	4 CP	134.1

MAIN DEFECT REPAIR COST ESTIMATE:

Cost estimate to reline all 6" piping using CIPP- Qty 908.8' = \$59,072.00

Recommend clean and re evaluate all PVC piping. a lot of grease and standing water observed.

- Total Estimated CIPP Repair Cost = \$59,072.02
- Estimated Contingency = \$10,000.00

Facility Condition Assessment For

Armitage
90064 Coburg Rd.
Eugene, OR 97408



Date of Report : June 02, 2021

Provided By

Faithful+Gould, Inc.

Provided For

Lane County, OR

FAITHFUL+GOULD

Member of the SNC-Lavalin Group



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ORIG = Originator, REV = Independent Reviewer	
Atkins North America, Inc.	



Executive summary

Introduction

In accordance with the contract held between Lane County and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of Armitage located at 90064 Coburg Rd. Eugene, OR, 97408 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory and an evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. The data in this report represents an opinion of the probable cost of construction and is made on the basis of the experience, qualification, and best judgement of professional consultants familiar with the construction industry. Our line item costs assume that the work will be undertaken by either in-house or direct sub-contract.

This report provides a summary of the anticipated primary expenditures over the 10 - year study period. Further details of these expenditures are included within each respective report section and within the 10 - year expenditure forecast, in Appendix A.

The report also calculates the Current Facility Condition Index (FCI) which is used by Facilities Management professionals to benchmark the relative condition of a group of facilities. The FCI is a snapshot of the condition of the building in a given year. The FCI scores are primarily used to support asset management initiatives of federal, state, and local government facilities organizations.



Limiting Conditions

This report has been prepared for the exclusive and sole use of the Lane County. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building and site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-015 for PCA assessments. As per this ASTM Standard, the assessment of the building and site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

Faithful+Gould cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent Cost Estimates. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site or building, definition of the construction schedule, and preparation of tender documents.



Project Details

On December 07, 2020, Scott Edson & Errol Hawkins of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by Ed Lutz (Supervisor) who is associated with Parks and Recreation at Lane County.

Building Details

Item	Description
Project Name	Armitage
Property Type	Park
Full Address	90064 Coburg Rd. Eugene, OR, 97408
Onsite Date	12/07/2020
Year Built	1960
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	13,865
Current Replacement Value (CRV)	\$4,696,986
CRV/GSF (\$/Sq Ft)	\$339



Property Executive Summary

Armitage Park is located at 90064 Coburg Road in Eugene Oregon. The park was constructed in the late 1960's to early 1970's and covers approximately 57 acres with multiple amenities and structures located throughout the site.

Picnic Area J

The Picnic Area J structure is located in the North Eastern portion of the park. The structure is 3,000 square feet and rests on a standard reinforced concrete slab on grade. The arched roof is constructed of traditional wood beams with wood decking and a TPO roof system. Picnic Area J has two outdoor stainless steel sinks supplied by a nearby pumphouse. The Picnic area has light fixtures with a single 100 amp panelboard supplied by underground electrical conduit.

Picnic Area J was observed to be in fair condition overall. The TPO roof covering system was observed to be in poor condition and has surpassed the typical EUL with some sections of the eaves having water damage. It is recommended to replace the roof covering system and make repairs to damaged sections of the eaves.

Picnic Area H

The Picnic Area H structure is located in the Northern section of the park and is approximately 1,000 square feet. The structure rests on a standard reinforced concrete slab on grade. Exterior grade wood beams support the pitched roof that is constructed from traditional wood beams and rafters. The roof is finished with a standing seam metal roof system. Picnic area H is equipped with two outdoor stainless steel sinks and lighting powered by a 125 amp panelboard supplied by underground electrical conduit.

Picnic Area H was observed to be in fair to good condition overall. Staff noted the standing seam metal roofing was installed approximately three years prior and is expected to last beyond the study period.

Picnic Area E

The Picnic Area E Structure is located in the central Northern section of the park and is approximately 400 square feet. The structure rests on a standard reinforced concrete slab on grade and has exterior walls consisting of plywood over wood studs with the lower portion of the walls consisting of a stone veneer finish. The exterior walls support a pitched traditional wood beam and joist roof that is finished with a standing seam metal roof with perimeter aluminum gutters. Picnic area E has a single enamel coated steel sink. The Picnic area also has power which is supplied via underground conduit from the park's main power supply.

Picnic area E was observed to be in fair condition overall. During the assessment, one of the structure's supporting beams was observed to be deteriorating at the base. It is recommended that the beam be replaced with an exterior grade wood beam as a matter of routine maintenance. The single bowl enamel coated sink was observed to be in poor condition and has exceeded the typical EUL, it is recommended that park maintenance replace it soon.

Picnic Areas G & I

Picnic areas G & I are constructed identically, the structures rest on a standard reinforced concrete slab on grade and consist of wood beams supporting a pitched wood roof with standing seam metal roof systems. Both picnic areas G & I have a single bowl enamel coated steel sinks supplied from underground piping. Picnic areas G & I are equipped with electrical subpanels supplied by underground conduit from the park site's main power source.

Picnic area G was observed to be in fair condition overall. However due to the age of the building, it is recommended that the entire structure be replaced mid-term in the study period. The sink in Picnic Area G has surpassed it's typical EUL



and is recommended for replacement early in the study period. Picnic area I was observed to be in poor to fair condition overall. The sink has surpassed the standard EUL and the column's supporting the structure canopy were observed to be in poor condition. Therefore, it is recommended that the entire Picnic I structure be replaced early in the study period.

Area H Restroom

The Area H day-use Restroom is located near Picnic Area J. The structure rests on a standard reinforced concrete slab on grade with perimeter reinforced spread footings to support the painted CMU exterior walls. The pitched wooden roof contains plastic skylights and is finished with an asphalt shingle system with aluminum gutters and downspouts. The exterior walls contain three single hung wood doors and UPVC window units. The interior of the restroom contains floor mounted vitreous china water closets, site built toilet partitions, wall mounted vanity sinks, and a single stall-type urinal in the men's restroom.

The area H day use Restroom was observed to be in fair condition overall. Lane county staff noted that the roof structure was recently rebuilt however, Lane County Park staff had noted that a plastic skylight is in need of replacement. A cost has been included to cover the replacement early in the study period. The exterior door to access the pipe chase is in poor condition and has surpassed its typical RUL of 30 years. As such, it is recommended for replacement early in the study period. The plumbing fixtures in both restrooms appear to be original to the building's construction and have surpassed the EUL therefore, they are recommended for replacement. At the time of replacement it is recommended that all sinks be outfitted with ADA under-counter protection kits so as to comply with ADA code. It is also recommended that maintenance personnel routinely remove debris and organic material from the roof in order to extend the RUL of the asphalt shingle system.

Day Use Restroom

The Day Use Restroom is located in close proximity to Picnic areas E, G, H, & I at the central northern section of the park. The 860 square foot restroom rests on a standard reinforced concrete slab on grade with perimeter reinforced concrete spread footings to support the exterior brick walls. The exterior walls contain aluminum window units and multiple single hung exterior hollow metal doors. The pitched roof contains multiple plastic skylights and is constructed from traditional wood beams and rafters. It is finished with an asphalt shingle system with aluminum gutters and downspouts. The interior of the restroom has ceramic floor tiles with site built toilet partitions. Plumbing fixtures include a single-bowl wall mounted service sink, multiple stainless steel wall mounted water closets, stainless steel wall mounted lavatories, and stainless steel stall type urinals.

The Day Use Restroom was observed to be in fair to good condition overall. It was noted that one of the skylights shows signs of damage that was confirmed by Lane county facilities staff. It is recommended that it be replaced early in the study period, as well as the gutter system. The asphalt roof system has organic growth (moss) covering majority of the asphalt, it is recommended that maintenance personnel routinely remove debris and organic material from the roof in order to prolong the RUL of the roof system.

RV Campground Restroom

The RV Campground Restroom is located in the North Western section of the park. The approximately 750 square foot building rests on a standard reinforced concrete slab on grade with perimeter concrete spread footings that support the exterior exposed CMU walls. The exterior walls support a pitched roof construction which is finished with a standing seam metal roof system with aluminum gutters and downspouts. Exterior openings include several single hung hollow metal doors and multiple aluminum window units. Plumbing fixtures include a single two-compartment stainless steel sink, multiple wall mounted water closets, wall mounted vanity-top lavatories, and shower control valves and heads. Domestic hot water is provided by two 120 gallon electric water heaters manufactured by Bradford White. Heating is provided by multiple suspended electric unit heaters. Lighting is provided by interior fluorescent fixtures located in the laundromat portion of the building and exterior recessed can light fixtures around the perimeter. Power to the building is supplied by a 400 amp panelboard located in the plumbing/ utility chase which is supplied via underground conduit from a 1200 AMP MDP located south of the structure.



The RV Campground Restroom was observed to be in fair to good condition overall due to its recent construction (circa 2014). No immediate actions are recommended however we have included a recommendation to replace the water heaters when they reach the end of their EUL late in the study period.

Hilltop Restroom

The Hilltop Restroom is located south of the RV Campgrounds Restrooms. The approximately 640 square foot building rests on a standard reinforced concrete slab on grade with perimeter concrete spread footings that support the exterior brick wall construction. The building has a pitched roof constructed from wood beams and rafters with a wood decking. The roof is finished with an asphalt shingle system with aluminum gutters and downspouts and contains multiple plastic skylights. The building's exterior openings consist of three single hung hollow metal doors. Plumbing fixtures include wall-mounted stainless steel lavatories, wall-mounted stainless steel water closets, and a single stainless steel stall-type urinal located in the men's restroom. Lighting is provided by interior fluorescent fixtures and exterior wall-mounted fixtures.

The hilltop restroom was observed to be in fair condition overall. It is recommended that the organic growth on the asphalt shingles be removed as part of routine maintenance to extend the RUL of the roof system. We also recommend installing ADA under-counter protection kits for all of the sinks in order to comply with ADA code. The interior fluorescent lights and exterior wall pack lighting has reached the end of their useful lives and are recommended to be replaced early in the study period. The 200 AMP panelboard is also anticipated to need replacement mid-term in the study period.

Rental House

The Park has a rental house located at the far East section along Armitage Road. The structure is a 1600 square foot single-story manufactured residential house that was built circa 1997 with a recent renovation to the interior finishes. The Rental House is assumed to rest on multiple reinforced concrete column footings. The exterior walls are constructed from wood studs with painted plywood panel sheathing. Exterior openings include multiple single-hung UPVC window units, and two single-hung hollow metal doors. The roof is constructed from manufactured wood trusses with wood decking material and is finished with an asphalt shingle system with aluminum gutters and downspouts. Interior finishes include Vinyl wood flooring located in the common areas, vinyl sheet flooring located in the Kitchen, Laundry, and Bathrooms, and standard broadloom carpeting located in the Bedrooms. Interior fixed partitions consist of wood stud framed walls with painted GWB and ceilings are finished with GWB with a standard paint finish throughout. There is fixed casework consisting of standard wall and base cabinets with laminate countertops located in the kitchen and bathrooms. Lighting is provided by fluorescent light fixtures throughout the interior and wall mounted fixtures around the exterior perimeter. Power is distributed by a 200 amp panelboard located in the laundry room and is supplied via overhead powerlines from the East along Armitage Road. The electric meter has underground conduit running power to the property. The building was noted to have a furnace and domestic hot water heater which were unaccessible at the time of the assessment. Plumbing fixtures include a single two-compartment stainless steel countertop mounted kitchen sink, two vanity-top vitreous china lavatories, two floor-mounted vitreous china water closets, and two three-wall fiberglass showers. The property's plumbing drains to a septic tank with a leech field located at the rear/western portion of the property.

The Armitage Rental House was observed to be in fair to good condition overall. The asphalt shingle roof system was observed to have organic growth (moss) which can degrade the RUL, it is recommended that park personnel remove the moss and any debris as part of routine maintenance. The RULs of the wood siding and single-hung UPVC windows have been extended to the end of the study period based on the observed condition. The two single-hung hollow metal doors are anticipated to require replacement late in the study period as well. The RUL of the laminate countertops has been extended past the study period based on their fair-to-good condition and recent installation date.

Campground Visitor Center

The Campground visitor center is located along Armitage Park Road, north of the dog park area. The approximately 160 square foot structure is assumed to rest on concrete piers with exterior walls consisting of wood clapboard siding over stud walls. Exterior openings consist of aluminum window units, UPVC window units, and a single hung hollow metal



door. The roof is finished with a TPO membrane and has aluminum gutters with downspouts. Interior flooring consists of VCT. Lighting is provided by a single motion sensor exterior light mounted to the wall. Heating and cooling are provided by a single through wall A/C Unit. Electric enters the structure from below grade conduit supplied by a nearby panelboard rated at 60 amps.

Based on what could be observed at the time of assessment the Campground Visitor Center appeared to be in fair condition overall. The TPO roof system is recommended for replacement based on estimated age. The Aluminum window unit was observed to be in poor condition with signs of moisture intrusion and replacement is recommended.

Caretaker's House

The Caretakers house is located East of the Ranger Station at the center of Armitage park. The Structure is a two story residential house built prior to the 1900's with a detached garage. The building is approximately 1500 square feet of livable space and is assumed to be constructed on concrete piers with perimeter concrete stem wall and footings. The exterior walls are constructed of wood studs finished with wood clapboard siding and contain multiple aluminum window units and single hung exterior wood doors. The roof is constructed of traditional wood beams and rafters with a wood decking material and is finished with an asphalt shingle system with aluminum gutters and downspouts. Interior finishes include wood flooring, laminate sheet flooring, and painted wood floors located on the upper floor. Plumbing fixtures include a single floor-mounted water closet, three-wall fiberglass shower, vanity-top lavatory and a countertop mounted double-bowl kitchen sink. The building contains fixed casework located in the kitchen area consisting of standard wall mounted base and wall cabinets with a laminate countertop. Domestic hot water is provided by a single 52 gallon electric water heater manufactured by Reliance. Heating is provided by a furnace unit in conjunction with baseboard heaters. Power is distributed throughout the house from a 200 amp panelboard rated for 120/240 volts and is supplied via overhead powerline from the southwest. The Caretaker's house is understood to have a septic system with a leech field in order to handle wastewater.

The Garage is approximately 535 square feet and is constructed on a standard reinforced concrete slab on grade. The roof is constructed of traditional wood beams and rafters with an asphalt shingle roof system. The exterior walls of the garage consist of vinyl siding on wood stud walls and contain two manual overhead rolling doors and a single exterior wood door.

The Caretaker's house was observed to be in poor to fair condition overall. The asphalt shingle roof system has organic growth (moss) present on the majority of the roof, accelerating the degradation of the shingles. The standard wall mounted base cabinets, wall cabinets, and laminate countertops located in the kitchen have surpassed the typical EUL and are recommended for replacement early in the study period. The countertop mounted double bowl kitchen sink was observed to be in poor to fair condition and has exceeded the EUL, replacement is recommended early in the study period. The furnace unit is assumed to have surpassed the standard EUL and is recommended for replacement early in the study period. The domestic water heater has also surpassed the typical EUL and is recommended for replacement early in the study period. The current tenants of the house noted that plumbing fixtures consistently back up and have drainage issues. It is recommended that the sanitary water system be repaired/replaced. The branch electrical wiring throughout the house is outdated and is lacking proper ground wires, causing the breakers in the panelboard to flip consistently during normal use. It is recommended to update the electrical wiring and 200 AMP Panelboard early in the study period.

The Garage of the Caretaker's House was observed to be in poor to fair condition overall. Based on the observed condition of the asphalt shingle roof of the garage, replacement is recommended early in the study period. The manual overhead rolling doors are also recommended for replacement early in the study period.

Ranger Station

The Ranger Station is a 2400 square foot building located at the center of Armitage Park, the building consists of the main office/administrative area, enclosed garage/tool storage, and covered vehicle/material storage areas. The structure rests on a standard reinforced concrete slab on grade. Exterior walls are constructed from wood stud framed walls with wood clapboard siding and contain multiple aluminum window units, exterior single hung solid wood doors, overhead manual rollup doors, and a single exterior single-hung hollow metal door. The pitched roof is constructed from traditional wood beams and joists and is finished with a standing seam metal roof system with aluminum gutters and downspouts.



Interior floors are finished with vinyl wood flooring, vinyl sheet, and standard broadloom carpeting. Interior fixed partitions are wood stud frame walls with gypsum wallboard (GWB) with a standard paint finish and contain multiple single hung solid wood doors. Plumbing fixtures include two floor-mounted water closets and two wall-hung lavatories located in the restrooms and a countertop mounted single bowl kitchen sink located in the breakroom. The building has an air compressor system located in the covered area. Power is supplied from an overhead powerline that enters the structure from the southeast and is distributed throughout from a 200 amp panelboard. Interior lighting is provided by fluorescent light fixtures throughout and exterior lighting is provided by multiple wall mounted pack light fixtures.

The Ranger Station was observed to be in poor condition overall. According to Lane County Park staff the structure was constructed on top of a stump pile. As a result the concrete slab on grade was observed to be in poor condition with significant depressions, cracks, and heaving. A section of the exterior wall construction by the main office entrance has separated from the sill plate and was observed to move when the door opens/closes. The interior walls have signs of separation and settlement throughout the office/administration area. Door frames are not square with large cracks in the surrounding GWB and are difficult to operate. The roof structure of the covered vehicle/materials storage area was observed to be sagging. Based on the condition of the foundation, interior walls, and exterior walls it is recommended to demolish the current structure and build a new Ranger Station with an updated foundation to meet modern code requirements.

Site Systems

The Armitage Park site contains paved roadways, paved parking lots with striping, paved pedestrian walkways, and multiple RV hookup stations. A portion of the park site has an irrigated sprinkler system present. Majority of park utilities are located underground throughout the site. Water for the park is supplied by what we assume to be galvanized pipe throughout.

The site was observed to be in poor to fair condition overall. The paved parking lots north of the J shelter, south of Day Use Restroom, at the Caretakers house, at the Ranger Station, and west of the Dog Park were observed to be in poor to fair condition with signs of depressions/potholes, cracks, and water retention. They are recommended for a full replacement early in the study period. The underground water lines leading to the various picnic shelters, site fountains, and irrigation systems are comprised of various materials of differing ages according to Lane County Park Staff, multiple runs of water line have been cut and capped off throughout the years. The differing materials of the water lines is suspected to be the cause of the multiple leaks throughout the park site. Due to the number, frequency and deferred maintenance of the water lines it is recommended to excavate, replace, and remap the water lines throughout the park. Water supply is assumed to be original to the park. Based on the age, we recommend replacement early in the study period.



Summary of Findings

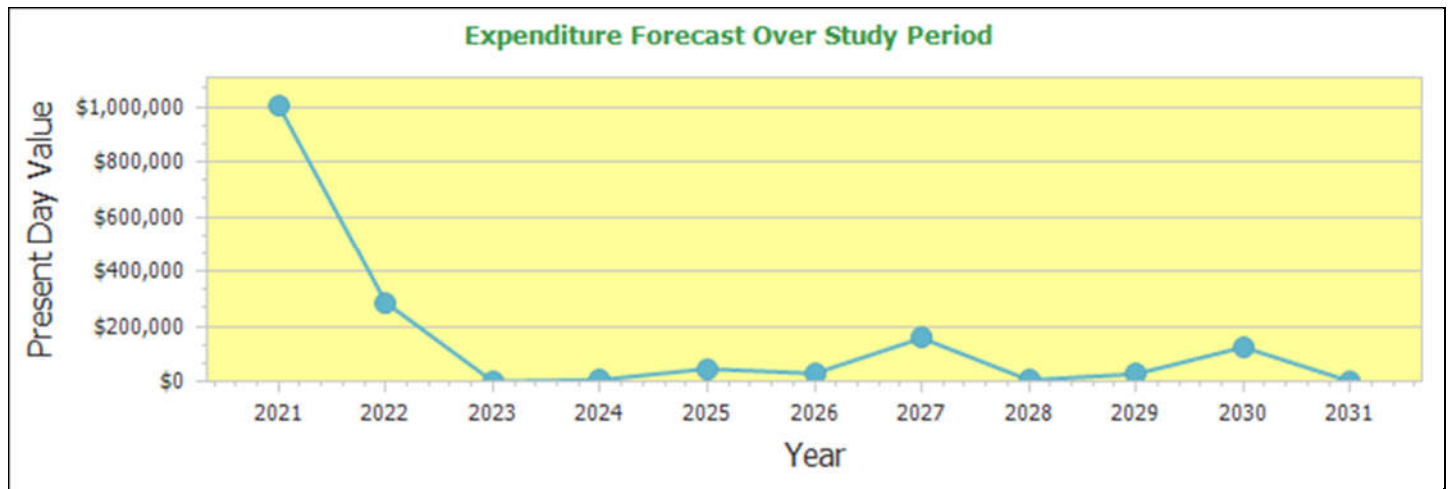
This report represents summary-level findings for the Facility Condition Assessment. The deficiencies identified in this assessment can be combined to develop an overall Long-Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Index	21.4%
Immediate Capital Needs (Year 0 and Year 1)	\$1,005,899
Future Capital Needs (Year 2 to Year 10)	\$681,255



Building Expenditure Summary

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Armitage building. In addition, we have noted key findings highlighting items greater than \$5,000 and their anticipated year of replacement. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$1,687,154 (Immediate Needs + Future Needs).



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
\$1,005,899	\$286,390	\$0	\$6,095	\$45,905	\$28,927	\$157,180	\$5,226	\$27,221	\$124,310	\$0



Key Findings

Below is a list of Key Findings of capital expenditures over a \$5,000 threshold :

Level 1	Action Type	Level 5	Year	Expenditures
A SubStructure	Replacement	A103100 Slab on Grade Reinforced Concrete	2021	\$49,752
B Shell	Replacement	B201124 Wood Clapboard Siding	2030	\$58,722
B Shell	Replacement	B201124 Wood Clapboard Siding	2021	\$88,738
B Shell	Replacement	B201131 Vinyl Siding	2030	\$12,365
B Shell	Replacement	B202109 UPVC Window Units _ Fixed or Single Hung	2030	\$7,806
B Shell	Replacement	B203305 Rolling Overhead Doors, Manual	2021	\$6,730
B Shell	Replacement	B301113 TPO Single ply Roof Membrane incl. Insulation	2021	\$57,873
B Shell	Replacement	B301114 Asphalt Shingle Roof	2021	\$5,152
B Shell	Replacement	B301114 Asphalt Shingle Roof	2021	\$9,258
C Interiors	Replacement	C101107 Gypsum Wall Board Stud Walls	2021	\$13,877
C Interiors	Replacement	C101405 Toilet Partition	2021	\$6,752
D Services	Replacement	D201101 Floor Mounted Water Closets	2021	\$7,245
D Services	Replacement	D201101 Floor Mounted Water Closets	2021	\$7,245
D Services	Replacement	D202213 Domestic Hot Water Heater _ Electric	2029	\$10,868
D Services	Replacement	D202213 Domestic Hot Water Heater _ Electric	2029	\$10,868
D Services	Replacement	D302101 Furnace _ Electric	2022	\$105,153
D Services	Replacement	D305118 Unit Heater _ Hydronic, Small	2029	\$5,486
D Services	Replacement	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	2024	\$6,095
D Services	Replacement	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	2021	\$6,095
D Services	Replacement	D502105 Wiring Systems Incl. Receptacles and Switches	2021	\$11,328
E Equipment & Furnishing	Replacement	E201203 Floor Mounted Base Cabinets _ Standard	2022	\$10,707
E Equipment & Furnishing	Replacement	E201206 Wall Mounted Cabinets _ Standard	2022	\$5,769
F Special Construction And Demolition	Replacement	F101311 State Park Canopy _ Small	2021	\$6,095
G Building Sitework	Schedule Action	G201001 Crack Repairs and Seal Coating _ Asphalt Roadway	2027	\$152,357
G Building Sitework	Schedule Action	G201001 Crack Repairs and Seal Coating _ Asphalt Roadway	2022	\$152,357



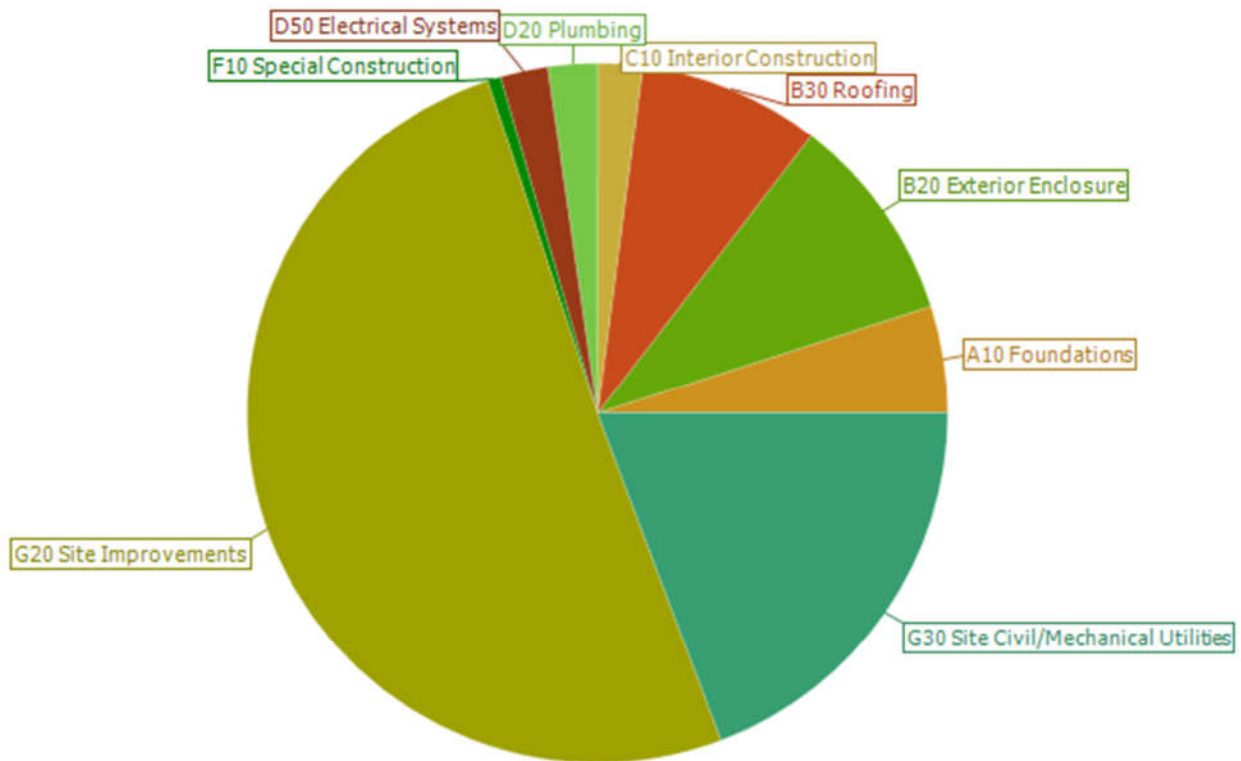
G Building Sitework	Schedule Action	G202001 Crack Repair, Seal Coating, and Restriping to Parking Lots	2030	\$42,524
G Building Sitework	Schedule Action	G202001 Crack Repair, Seal Coating, and Restriping to Parking Lots	2025	\$42,524
G Building Sitework	Replacement	G202107 Asphalt Parking Lot With Striping	2021	\$384,948
G Building Sitework	Replacement	G202107 Asphalt Parking Lot With Striping	2021	\$82,038
G Building Sitework	Replacement	G203107 Concrete Curb or Berm	2021	\$42,665
G Building Sitework	Replacement	G301100 ProPipe Piping Repairs Estimate	2021	\$15,000
G Building Sitework	Replacement	G301100 ProPipe Piping Repairs Contingency	2021	\$7,500
G Building Sitework	Replacement	G301101 2in. PVC Water Pipe _ Direct Bury	2021	\$38,657
G Building Sitework	Replacement	G301155 3in. PVC Water Pipe _ Direct Bury	2021	\$132,547
G Building Sitework	Replacement	G409101 RV Hookups _ Electric and Water	2026	\$21,850

1. All costs are presented in present day value.
2. Costs represent total anticipated values over the 10 year study period.
3. Budget for additional project costs of 25% - 30% to allow for professional fees, general contractor, overhead and profit management cost.



Distribution of Immediate (Year 0 - Year 1) Needs by Building System

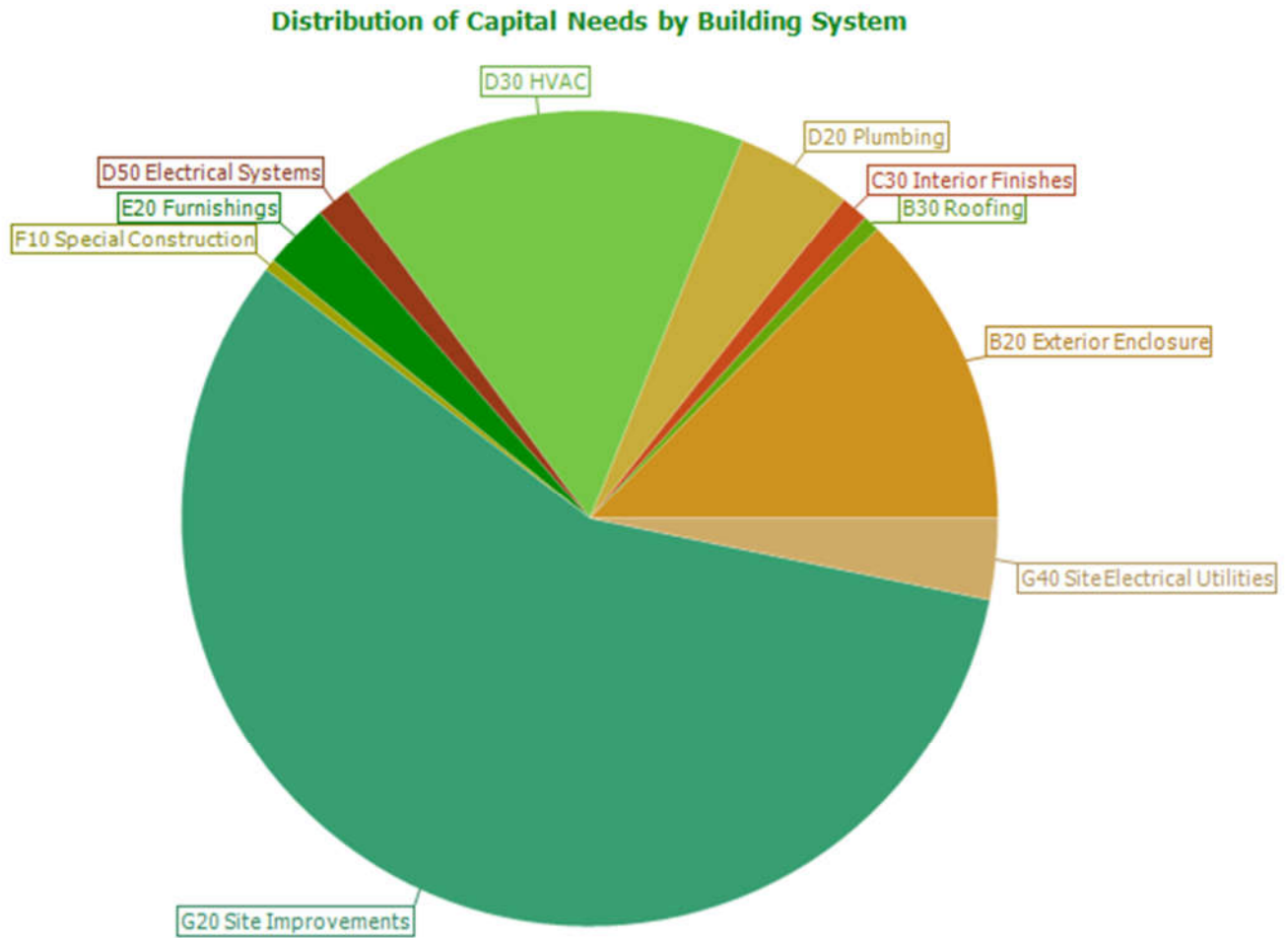
Distribution of Immediate Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
A10 Foundations	\$49,752	5.0%
B20 Exterior Enclosure	\$96,418	9.6%
B30 Roofing	\$84,453	8.4%
C10 Interior Construction	\$20,629	2.1%
D20 Plumbing	\$23,164	2.3%
D50 Electrical Systems	\$22,032	2.2%
F10 Special Construction	\$6,095	0.6%
G20 Site Improvements	\$509,651	50.7%
G30 Site Civil/Mechanical Utilities	\$193,704	19.3%
Total	\$1,005,899	100%



Distribution of Future (Year 2 - Year 10) Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$85,555	12.6%
B30 Roofing	\$4,408	0.7%
C30 Interior Finishes	\$7,416	1.1%
D20 Plumbing	\$31,273	4.6%
D30 HVAC	\$110,639	16.2%
D50 Electrical Systems	\$9,476	1.4%
E20 Furnishings	\$17,828	2.6%
F10 Special Construction	\$3,048	0.5%
G20 Site Improvements	\$389,763	57.2%
G40 Site Electrical Utilities	\$21,850	3.2%
Total	\$681,255	100%



Facility Condition Index

In this report we have calculated the Current Year Facility Condition Index (FCI) for the facility as well as the FCI for subsequent years throughout the study period. The FCI illustrates the condition of the systems, equipment, and buildings in a given year and will go up if the required funding is not expended over the study period. The FCI is also used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

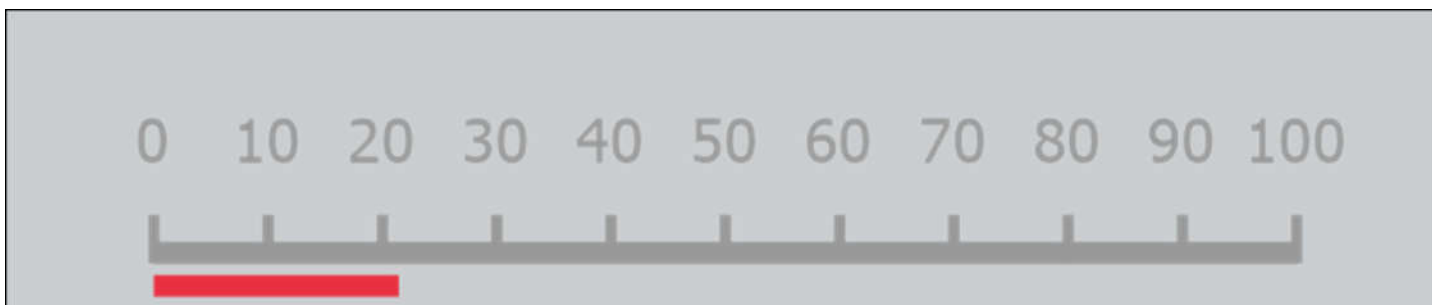
The FCI is the ratio of accumulated Deferred Maintenance (DM) (total sum of immediate required and recommended works) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV. The FCI ranges is from zero for a newly-constructed building, to 100% for a constructed asset with a Deferred Maintenance value equal to its CRV. Acceptable ranges vary by Building Type, but as a general guideline, the FCI scoring system is as follows:

$$\text{FCI} = \frac{\text{Deferred Maintenance, Immediate Repair Needs and Replacement Deficiencies.}}{\text{Current Replacement Value of the Facility (s) (CRV)}}$$

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

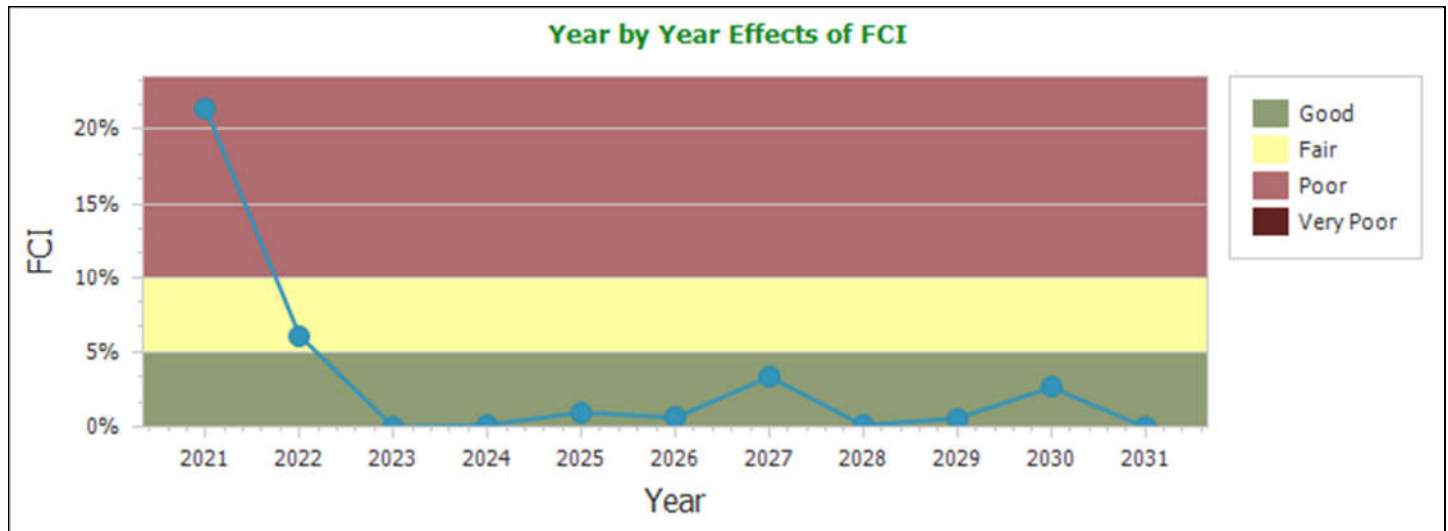
The chart below indicates the current FCI ratio of Armitage.



Armitage, FCI: 21.4%

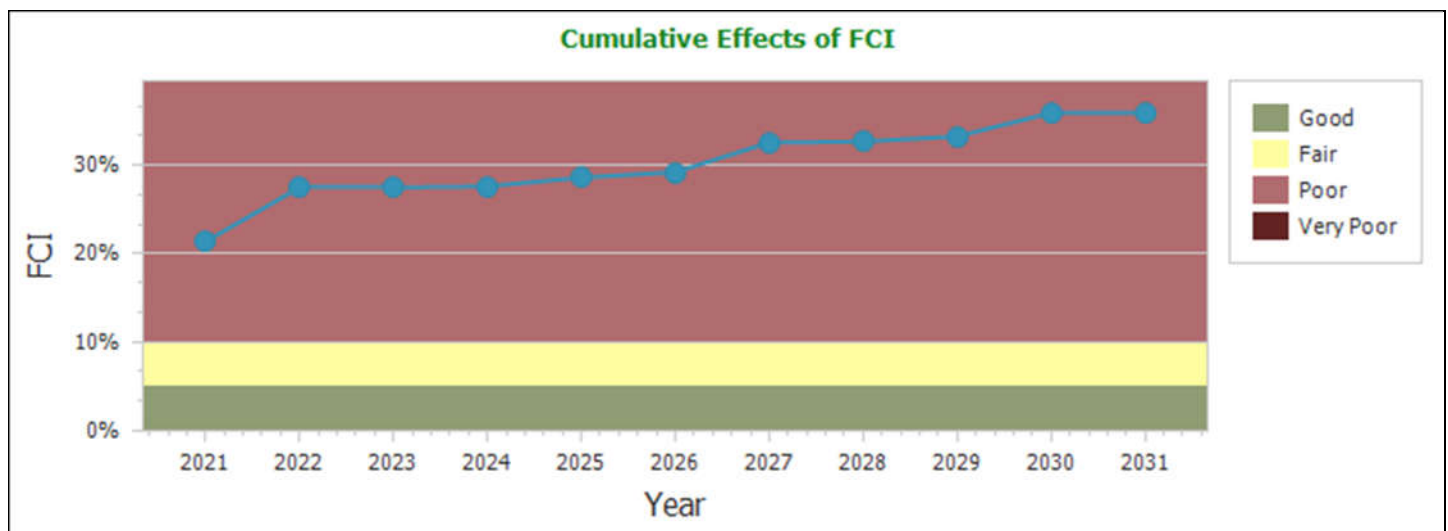


The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures are made to address the identified actions each year.



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
21.4%	6.1%	0.0%	0.1%	1.0%	0.6%	3.3%	0.1%	0.6%	2.6%	0.0%

The chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.



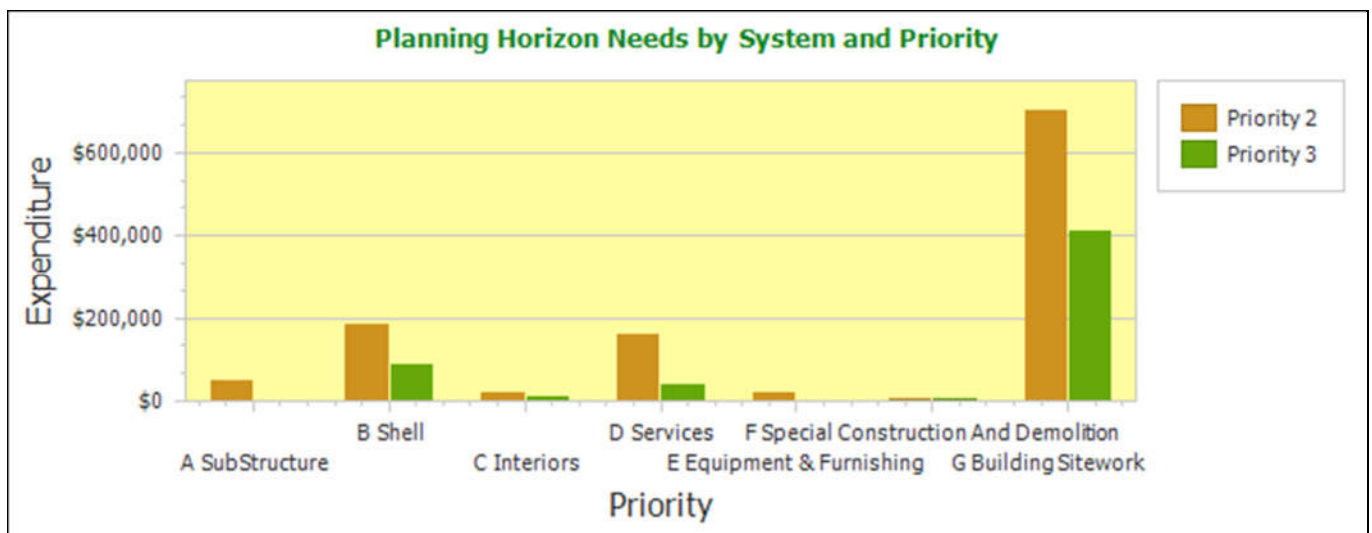
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
21.4%	27.5%	27.5%	27.6%	28.6%	29.2%	32.6%	32.7%	33.3%	35.9%	35.9%



Needs Sorted by Prioritization of Work

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

Priority 1: Fire/ Life/ Safety/ Code	<ul style="list-style-type: none"> Systems that require upgrade or replacement to comply with current Fire, Life, or Safety Codes and accessibility. These systems should be replaced immediately upon reaching the end of their useful life so as not to compromise the safety of the building
Priority 2: Currently Critical	<ul style="list-style-type: none"> Systems requiring immediate action that have failed or are nearing the end of their useful life, if not addressed will cause additional deterioration and added repair costs.
Priority 3: Necessary/ Not Critical	<ul style="list-style-type: none"> Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component.



Building System	Priority 2	Priority 3	Grand Total
A SubStructure	\$49,752	\$0	\$49,752
B Shell	\$182,386	\$88,449	\$270,834
C Interiors	\$20,629	\$7,416	\$28,045
D Services	\$159,887	\$36,697	\$196,583
E Equipment & Furnishing	\$17,828	\$0	\$17,828
F Special Construction And Demolition	\$6,095	\$3,048	\$9,143
G Building Sitework	\$703,355	\$411,613	\$1,114,968
Grand Total	\$1,139,932	\$547,222	\$1,687,154



Needs Sorted by Plan Type

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Plan Type 1: Deferred Maintenance	<ul style="list-style-type: none"> Maintenance that was not performed when it was scheduled or assets that are past the end of their useful life resulting in necessary immediate repair or replacement.
Plan Type 2: Routine Maintenance	<ul style="list-style-type: none"> Maintenance that is planned and performed on a routine basis to maintain and preserve the condition of the building system.
Plan Type 3: Capital Renewal	<ul style="list-style-type: none"> Planned future replacement of building systems that have or will reach the end of their useful life during the study period.



Plan Type	Expenditure Total
Capital Renewal	\$155,619
Deferred Maintenance	\$1,139,932
Routine Maintenance	\$391,603
Grand Total	\$1,687,154



Appendix

Appendix A - Capital Expenditure Table

Armitage

CRV : \$4,696,986

Year Built : 1960

GSF : 13,865

Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2021	LnCty-Prks-0-Arm-A103100-44	Slab on Grade Reinforced Concrete	2,300	SF	\$21.63	\$49,752
2021	LnCty-Prks-0-Arm-B201124-46	Wood Clapboard Siding	2,300	SF	\$38.58	\$88,738
2021	LnCty-Prks-0-Arm-B202100-7	Aluminum Window Units – Fixed or Single Hung	12	SF	\$79.17	\$950
2021	LnCty-Prks-0-Arm-B203305-52	Rolling Overhead Doors, Manual	128	SF	\$52.58	\$6,730
2021	LnCty-Prks-0-Arm-B301113-15	TPO Single ply Roof Membrane incl. Insulation	3,000	SF	\$19.29	\$57,873
2021	LnCty-Prks-0-Arm-B301113-34	TPO Single ply Roof Membrane incl. Insulation	160	SF	\$19.29	\$3,087
2021	LnCty-Prks-0-Arm-B301114-32	Asphalt Shingle Roof	640	SF	\$8.05	\$5,152
2021	LnCty-Prks-0-Arm-B301114-36	Asphalt Shingle Roof	1,150	SF	\$8.05	\$9,258
2021	LnCty-Prks-0-Arm-B301114-50	Asphalt Shingle Roof	535	SF	\$8.05	\$4,307
2021	LnCty-Prks-0-Arm-B301603-31	Galvanized Steel Perimeter Gutters and Downspouts	72	LF	\$17.68	\$1,273
2021	LnCty-Prks-0-Arm-B301603-45	Asphalt Shingle Roof	65	LF	\$17.68	\$1,149
2021	LnCty-Prks-0-Arm-B302103-14	Skylight _Plastic	12	SF	\$84.12	\$1,009
2021	LnCty-Prks-0-Arm-B302103-33	Skylight _ Plastic	16	SF	\$84.12	\$1,346
2021	LnCty-Prks-0-Arm-C101107-47	Gypsum Wall Board Stud Walls	1,100	SF	\$12.62	\$13,877
2021	LnCty-Prks-0-Arm-C101405-10	Toilet Partition	3	EACH	\$2,250.61	\$6,752



Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2021	LnCty-Prks-0-Arm-D201101-6	Floor Mounted Water Closets	3	EACH	\$2,415.00	\$7,245
2021	LnCty-Prks-0-Arm-D201101-9	Floor Mounted Water Closets	3	EACH	\$2,415.00	\$7,245
2021	LnCty-Prks-0-Arm-D201203-5	Stall Type Urinals	1	EACH	\$3,964.27	\$3,964
2021	LnCty-Prks-0-Arm-D202213-38	Domestic Hot Water Heater _ Electric	52	GALS	\$90.56	\$4,709
2021	LnCty-Prks-0-Arm-D501205-39	Panelboard, 120 over 240volts, 60 to 2000amp	200	AMP	\$30.48	\$6,095
2021	LnCty-Prks-0-Arm-D502105-40	Wiring Systems Incl. Receptacles and Switches	1,250	SF	\$9.06	\$11,328
2021	LnCty-Prks-0-Arm-D502205-41	Exterior Wall Pack Light Fixtures	3	EACH	\$845.25	\$2,536
2021	LnCty-Prks-0-Arm-D502228-37	Fluor. Light 2ft x 4ft Recessed or Surface Mounted Fixtures	6	EACH	\$345.63	\$2,074
2021	LnCty-Prks-0-Arm-F101311-23	State Park Canopy _ Small	2	EACH	\$3,047.50	\$6,095
2021	LnCty-Prks-0-Arm-G202107-17	Asphalt Parking Lot With Striping	3,250	SY	\$25.24	\$82,038
2021	LnCty-Prks-0-Arm-G202107-60	Asphalt Parking Lot With Striping	15,250	SY	\$25.24	\$384,948
2021	LnCty-Prks-0-Arm-G203107-55	Concrete Curb or Berm	1,060	LF	\$40.25	\$42,665
2021	LnCty-Prks-0-Arm-G301100-103	ProPipe Total estimated cost of repairs and budgetary pricing	1	EACH	\$15000.00	\$15,000
2021	LnCty-Prks-0-Arm-G301100-104	ProPipe Estimated Contingency for observed repairs	1	EACH	\$7500.00	\$7,500
2021	LnCty-Prks-0-Arm-G301101-58	2in. PVC Water Pipe _ Direct Bury	585	LF	\$66.08	\$38,657
2021	LnCty-Prks-0-Arm-G301155-57	3in. PVC Water Pipe _ Direct Bury	1,844	LF	\$71.88	\$132,547
2022	LnCty-Prks-0-Arm-B302103-65	Skylight _ Plastic	18	SF	\$84.12	\$1,514
2022	LnCty-Prks-0-Arm-D201403-71	Countertop Double Bowl Kitchen Sinks	1	EACH	\$1,911.88	\$1,912
2022	LnCty-Prks-0-Arm-D201404-63	Single Bowl Sink	1	EACH	\$1,358.44	\$1,358
2022	LnCty-Prks-0-Arm-D201404-74	Single Bowl Sink	1	EACH	\$1,358.44	\$1,358
2022	LnCty-Prks-0-Arm-D201404-75	Single Bowl Sink	1	EACH	\$1,358.44	\$1,358
2022	LnCty-Prks-0-Arm-D203104-72	Sanitary Water Gravity Discharge	1,250	SF	\$2.84	\$3,551



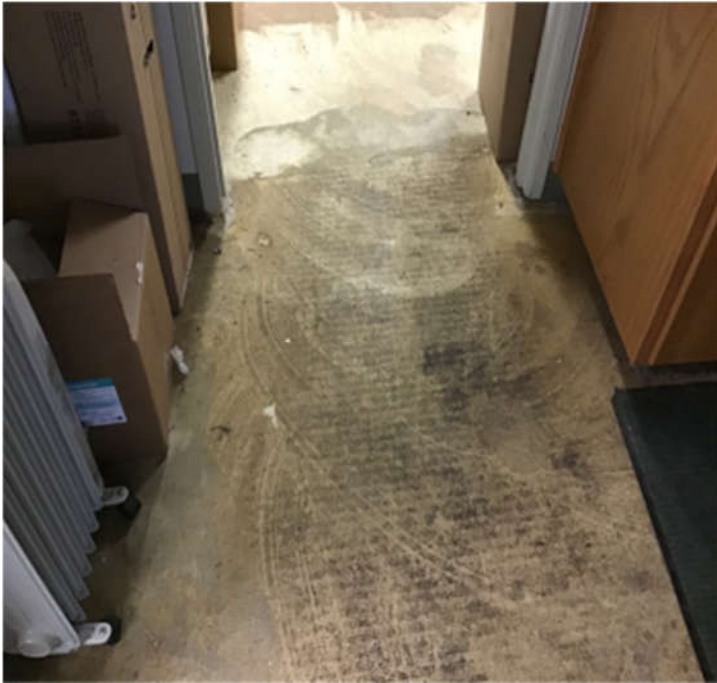
Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2022	LnCty-Prks-0-Arm-D302101-102	Furnace _ Electric	50	MBH	\$2,103.06	\$105,153
2022	LnCty-Prks-0-Arm-E201201-70	Counter Top _ Laminated	15	LF	\$90.13	\$1,352
2022	LnCty-Prks-0-Arm-E201203-68	Floor Mounted Base Cabinets _ Standard	24	LF	\$446.12	\$10,707
2022	LnCty-Prks-0-Arm-E201206-69	Wall Mounted Cabinets _ Standard	15	LF	\$384.59	\$5,769
2022	LnCty-Prks-0-Arm-G201101-61-A1	Crack Repairs and Seal Coating to the asphalt Roadway	9,958	SY	\$15.30	\$152,357
2024	LnCty-Prks-0-Arm-D501205-53	Panelboard, 120 over 240volts 200amp	200	AMP	\$30.48	\$6,095
2025	LnCty-Prks-0-Arm-D502205-93	Exterior Wall Pack Light Fixtures	4	EACH	\$845.25	\$3,381
2025	LnCty-Prks-0-Arm-G202107-60-A1	Crack Repair, Seal Coating, and Restriping to Parking Lot	3,616	SY	\$11.76	\$42,524
2026	LnCty-Prks-0-Arm-C301214-88	Painted Finish _ Standard	1,600	SF	\$2.52	\$4,030
2026	LnCty-Prks-0-Arm-F101311-76	State Park Canopy _ Small	1	EACH	\$3,047.50	\$3,048
2026	LnCty-Prks-0-Arm-G409101-56	RV Hookups _ Electric and Water	38	EACH	\$575.00	\$21,850
2027	LnCty-Prks-0-Arm-B203902-82	Single HM Doors	2	EACH	\$2411.37	\$4,823
2027	LnCty-Prks-0-Arm-G201101-61-A1	Crack Repairs and Seal Coating to the asphalt Roadway	9,958	SY	\$15.30	\$152,357
2028	LnCty-Prks-0-Arm-B201131-51-A1	Repaint Exterior Siding of Caretaking Garage	840	SF	\$2.19	\$1,840
2028	LnCty-Prks-0-Arm-C302502-86	Broadloom Standard without Padding	46	SY	\$73.63	\$3,387
2029	LnCty-Prks-0-Arm-D202213-25	Domestic Hot Water Heater _ Electric	120	GALS	\$90.56	\$10,868
2029	LnCty-Prks-0-Arm-D202213-27	Domestic Hot Water Heater _ Electric	120	GALS	\$90.56	\$10,868
2029	LnCty-Prks-0-Arm-D305118-22	Unit Heater _ Hydronic, Small	3	EACH	\$1,828.50	\$5,486
2030	LnCty-Prks-0-Arm-B201124-80	Wood Clapboard Siding	1,522	SF	\$38.58	\$58,722
2030	LnCty-Prks-0-Arm-B201131-51	Vinyl Siding	840	SF	\$14.72	\$12,365
2030	LnCty-Prks-0-Arm-B202109-81	UPVC Window Units _ Fixed or Single Hung	128	SF	\$60.98	\$7,806
2030	LnCty-Prks-0-Arm-B301601-85	Aluminum Perimeter Gutters and Downspouts	150	LF	\$19.29	\$2,894



Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2030	LnCty-Prks-0-Arm-G202107-60-A1	Crack Repairs, Seal Coating, and Restriping to Parking Lot	3,616	SY	\$11.76	\$42,524
					Total	\$1,687,154



Appendix B - Photographic Records



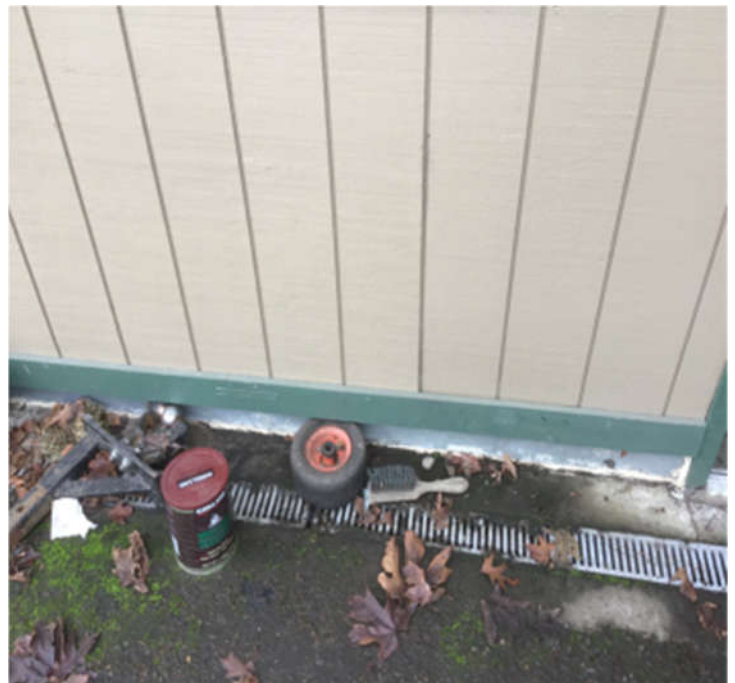
Slab on Grade Reinforced Concrete



Traditional Wood Beams and Rafters



Traditional Wood Beams and Rafters



Wood Clapboard Siding



Vinyl Siding



Aluminum Window Units _ Fixed or Single Hung



Aluminum Window Units _ Casement, Double Hung, Vent or Sliding



Single Aluminum Glazed Doors



Rolling Overhead Doors, Manual



Single HM Louvered Doors



TPO Single ply Roof Membrane incl. Insulation



TPO Single ply Roof Membrane incl. Insulation



Asphalt Shingle Roof



Asphalt Shingle Roof



Asphalt Shingle Roof



Preformed Corrugated Metal Roof Panels



Galvanized Steel Perimeter Gutters and Downspouts



Asphalt Shingle Roof



Skylight _ Plastic



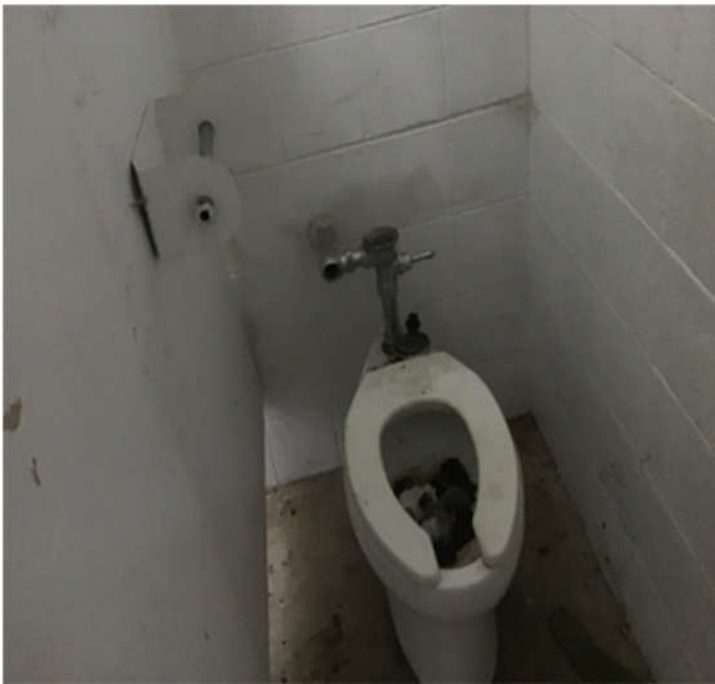
Gypsum Wall Board Stud Walls



Toilet Partition



Floor Mounted Water Closets



Floor Mounted Water Closets



Stall Type Urinals



Two Compartment Stainless Sink



Cold Water Distribution



Domestic Hot Water Heater _ Electric



Domestic Hot Water Heater _ Electric



Domestic Hot Water Heater _ Electric



Unit Heater _ Hydronic, Small



Panelboard, 120 over 240volts 200amp



Panelboard, 120 over 240volts, 60 to 2000amp



Panelboard, 120 over 240volts 400amp



Exterior Wall Pack Light Fixtures



Restroom with Plumbed Fixtures



State Park Canopy _ Large



State Park Canopy _ Large



State Park Canopy _ Small



State Park Canopy _ Small



Asphalt Parking Lot With Striping



Asphalt Parking Lot With Striping



Concrete Curb or Berm



Septic Tank



RV Hookups _ Electric and Water



Appendix C - Document Review and Warranty Information

The following documents were reviewed as part of the facility condition assessment of the Armitage facility:

- ❖ 2014 RV Campground Renovation Plans



Appendix D - Equipment Tables

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Year Manufactured
Interior – Rental House	D202213 Domestic Hot Water Heater_Electric	Not Accessible	Not Accessible	Not Accessible	Not Accessible	50 GALS	Not Accessible
RV Campground Restroom	D202213 Domestic Hot Water Heater _Electric	Bradford White	E32-120R3-1C18	LD34314414	Not Tagged	120 GALS	2014
RV Campground Restroom	D202213 Domestic Hot Water Heater _Electric	Bradford White	E32-120R3-C18	KM33701192	Not Tagged	120 GALS	2014
Mechanical Room – Caretaker's House	D202213 Domestic Hot Water Heater _Electric	Reliance	5 52 2KRS7 J	M90529827	Not Tagged	52 GALS	1990
Interior – Rental House	LnCty-Prks-0-Arm-D302101 Furnace _Electric-100	Not Accessible	Not Accessible	Not Accessible	Not Accessible	50 MBH	Not Accessible
Interior – Caretaker's House	LnCty-Prks-0-Arm-D302101 Furnace _Electric-102	Not Accessible	Not Accessible	Not Accessible	Not Accessible	50 MBH	Not Accessible
Interior – RV Restroom	D305118 Unit Heater _Hydronic, Small	Not Accessible	Not Accessible	Not Accessible	Not Tagged	Varies	2014
Electrical Room – Caretaker's House	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Underwriters Laboratories	B-3227	G2040MB1200	Not Tagged	200 AMP	Not Accessible
Interior – Hilltop Restroom	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Not Accessible	Not Accessible	Not Accessible	Not Tagged	200 AMP	Not Accessible
Interior – Day Use Restroom	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Underwriters Laboratories	EQC20MBB	1F0478	Not Tagged	200 AMP	Not Accessible
Interior – RV Restroom	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Siemens	P2	P2A54JD400 ATS	Not Tagged	400 AMP	2014
Exterior – RV Campground	LnCty-Prks-0-Arm-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -66	Siemens	SB1REV.A	3004858295-024020-02	Not Tagged	1200 AMP	2014
Exterior – RV Campground	LnCty-Prks-0-Arm-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -67	Cutler Hammer	Not Visible	Not Visible	Not Tagged	1200 AMP	2014



Appendix E - Glossary of Terms

Acronyms & Glossary of Terms

ABC	Aggregate Base Course
BUR	Built-Up Roof
CIP	Cast-In-Place
CMU	Concrete Masonry Unit
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
HM	Hollow Metal Doors
MH	Man Holes
SC	Solid Core Doors
TPO	Thermoplastic Polyolefin
AHU	Main Air Handling Units
EF	Exhaust Fan
EMC	Electrical Metallic Conduit
EMT	Electrical Metallic Tubing
FACP	Fire Alarm Control Panel
FCC	Fire Command Center
FCU	Fan Coil Unit
FSS	Fuel Supply System
MDP	Main Distribution Panel
NAC	Notification Appliance Circuit
RTU	Roof Top Unit
SES	Service Entrance Switchboards
VAV	Variable Air Volume
VFD	Variable Frequency Drives
CRV	Current Replacement Value
DM	Deferred Maintenance
EOL	End of Life
EUL	Estimated Useful Life
FCI	Facility Condition Index
HVAC	Heating Ventilating and Air Conditioning
RUL	Recommended Useful Life
AMP	Amperage
BTU/HR	British Thermal Units per Hour
FPM	Feet per Minute (Elevator Speed)
GPF	Gallons Per-Flush
HID	High-Intensity Discharge
HP	Horse Power
KVA	Kilovolt-Ampere
kW	Kilowatt
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
RO	Reverse Osmosis
SF	Square Foot
SY	Square Yards
NEMA	National Electrical Manufacturers Association
NFPA	National Fire Protection Association



Acronyms & Glossary of Terms

BTU	British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.
Building Envelope	The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof, and soffit areas.
Building Systems	Interacting of independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.
Caulking	Soft, putty-like material used to fill joints, seams, and cracks.
Codes	See building codes.
Component	A fully functional portion of a building system, piece of equipment, or building element.
Deferred Maintenance	Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.
Expected Useful Life (EUL)	the average amount of time in years that an item, component of system is estimated to function when installed new and assuming routine maintenance is practiced.
Facility	All of any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.
Flashing	A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.
Remaining Useful Life (RUL)	A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extend of use, etc.
Structural Frame	the components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Thermal Resistance (R)	A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is: $R = \text{Thickness (in inches)} / K$.
Warranty	Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.



Appendix F - Piping Summary Report

Overview

Pro-Pipe has videoed assessed the underground piping on four Lane county parks as outlined in the contract details. The following parks were assessed using conventional CCTV pan and tilt tractor cameras using access points available to allow for camera insertion into sanitary sewer gravity systems. Pro-Pipe is an underground assessment company that has the capabilities of rehabilitation of underground infrastructure. Based on these assessments Pro-Pipe has provided a cost estimate utilizing pipe rehabilitation (CIPP) lining technology. All pricing and budgetary items are based on current market rates and is for budgetary and overview purposes only.

Segments outlined in the survey list for mains and laterals were observed with structural defect ratings. only piping with structural defects are accounted for in the overall cost for each park. O&M ratings should be used to create a maintenance cycles such as cleaning and re assessment in the future. It is recommended that a trained and qualified PACP Nassco competent person review all data before making any necessary repairs or creating maintenance cycles.

ARMITAGE PARK:

- Mainline video, lateral line, and Push CCTV videos assessed.
- Total footage mainline Segments = 1,581.1 Ft.
- Total number of lateral Segments = 50

Mainline CCTV

AP-SSCO-2	AP-SSMH-1	SS	U	6	C	PVC	219.3
AP-SSMH-1	AP-SSMH-2	SS	D	6	C	PVC	345.8
AP-SSMH-2	AP-SSMH-3	SS	D	6	C	PVC	70.9
AP-SSMH-3	AP-SSMH-4	SS	D	6	C	PVC	127.1
AP-SSMH-5	AP-SSMH-4	SS	U	6	C	PVC	183
AP-SSMH-6	AP-SSMH-5	SS	D	6	C	PVC	252.2
AP-SSMH-7	AP-SSMH-4	SS	U	6	C	PVC	185
AP-SSCO-32	AP-SSMH-6	SS	U	6	C	PVC	182.7
AP-SSMH-3	SEPTIC-TANK-1	SS	D	6	C	PVC	15.5

Lateral CCTV

RV-PAD-25	AP-SSMH-6	AP-SSMH-5	U	4 PVC
RV-PAD-24	AP-SSMH-6	AP-SSMH-5	U	4 PVC
RV-PAD-27	AP-SSMH-6	AP-SSMH-5	U	4 PVC
RV-PAD-26	AP-SSMH-6	AP-SSMH-5	U	4 PVC
RV-PAD-29	AP-SSMH-6	AP-SSMH-5	U	4 PVC
RV-PAD-30	AP-SSCO-32	AP-SSMH-6	U	4 PVC
RV-PAD-31	AP-SSCO-32	AP-SSMH-6	U	4 PVC
RV-PAD-23	CO	AP-SSMH-6	U	4 PVC
RV-PAD-21	AP-SSMH-5	AP-SSMH-4	U	4 PVC
RV-PAD-20	AP-SSMH-5	AP-SSMH-4	U	4 PVC
RV-PAD-15	AP-SSMH-3	AP-SSMH-4	U	4 RCP
RV-PAD-19	AP-SSMH-3	AP-SSMH-4	U	4 PVC
RV-PAD-14	AP-SSMH-2	AP-SSMH-3	U	4 PVC
RV-PAD-34	CO	AP-SSMH-7	U	4 PVC
RV-PAD-35	CO	AP-SSMH-7	U	4 PVC
AP-SSCO-3	AP-SSMH-7	AP-SSMH-4	U	4 PVC
RV-PAD-18	AP-SSMH-7	AP-SSMH-4	U	4 PVC
AP-SSCO-5	AP-SSMH-7	AP-SSMH-4	U	6 PVC
RV-PAD-17	AP-SSMH-7	AP-SSMH-4	U	4 PVC
RV-PAD-16	RV-PAD-16	MAINLINE	U	3 PVC
UNKNOWN	AP-SSMH-7	AP-SSMH-4	U	4 PVC
RESTROOM-1	AP-SSMH-1	AP-SSMH-2	U	6 PVC
RV-PAD-7	RV-PAD-7	MAINLINE	D	3 PVC
RV-PAD-2	RV-PAD-2	AP-SSMH-1	U	3 PVC
LAUNDRY-SHOWER-CO-3	LAUNDRY-SHOWER-CO-3	BACKWATER-DEVICE	U	6 PVC
BATHROOM-3-NORTH	BATHROOM-3-NORTH-CO	SEPTIC-TANK-5	D	4 CAS
LAUNDRY-SHOWER-CO-2	LAUNDRY-CO--2	MAINLINE	D	4 PVC
RV-PAD-3	RV-PAD-3	MAINLINE	U	3 PVC
RV-PAD-16	RV-PAD-16	MAINLINE	D	3 PVC
AP-SSCO-6-NORTH	AP-SSCO-6-NORTH	SEPTIC-TANK-2-NORTH	U	3 PVC
RV-PAD-38	RV-PAD-38	MAINLINE	D	3 PVC
RENTAL-HOUSE	RENTAL-HOUSE	SEPTIC-TANK-4	U	4 PVC
RV-PAD-4	RV-PAD-4	MAIN	D	3 PVC
LAUDRY-SHOWER-HOUSE-CO-1	LAUNDRY-CO	AP-SSCO-OVERLAP	U	4 PVC
RV-PAD-37	RV-PAD-37	AP-SSMH-7	U	3 PVC
RV-PAD-36	RV-PAD-36	WYE	U	3 PVC
SHOP-TOILET	BATHROOM-TOILET	SEPTIC-TANK-3-SHOP	U	3 PVC
RV-PAD-33	RV-PAD-33-HOST	AP-SSCO-2	D	3 PVC
BATHROOM-2-NORTH	BATHROOM-2-NORTH	SEPTIC-TANK-2-NORTH	U	3 PVC
RV-PAD-5	RV-PAD-5	MAINLINE	D	3 PVC
RV-PAD-1	RV-PAD-1	MAINLINE	U	3 PVC
RV-PAD-9	RV-POAD-9	MAINLINE	D	3 PVC

Lateral defects repair cost estimate



Pro-Pipe Inc.

Bathroom -3-North Cost to fix using CIPP Methods = \$8500.00

(cleaning is needed prior to new CIPP Install)

RV-PAD-2_0: Cost for replacement by CIPP \$6,500.00

- Total number of repairs 2
- Total estimated cost of repairs and budgetary pricing = \$15,000.00
- Estimated contingency = \$7,500.00

TENT CAMPING
OK - DESIGNATE
AREA

HOST
SITE?

PULL THROUGH
SPACES ALONG
RIVER

KEEP AS
TANDEM

FLIP THE
ORIENTATION
(OR PULL
THROUGHS)

WIDER
TURN

PULL
THROUGH
(THE MORE
THE
BETTER)

OUT THIS
WAY

KEEP THIS
ORIENTATION

SPREAD SITES OUT
MORE (OR PULL
THROUGH?)

TWO WAY

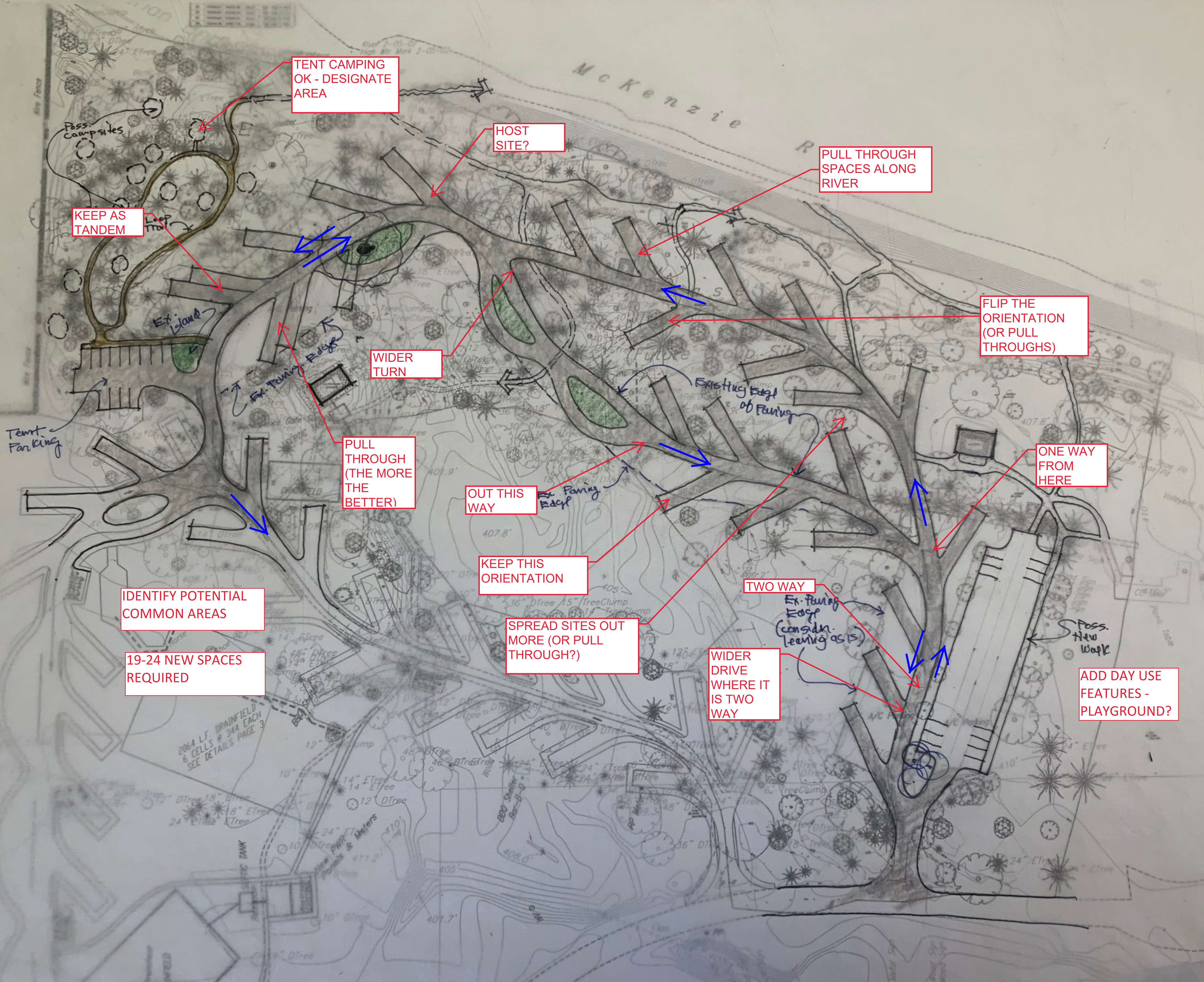
WIDER
DRIVE
WHERE IT
IS TWO
WAY

ONE WAY
FROM
HERE

IDENTIFY POTENTIAL
COMMON AREAS

19-24 NEW SPACES
REQUIRED

ADD DAY USE
FEATURES -
PLAYGROUND?



June 14, 2021

Boating Facility Grant Consideration

01. A total of 25 Facility Grant applications were received including Grant No. 1672, Clatsop County, Westport previously approved by the Board at the April meeting. The grant applications identified \$8,645,911.08 in project needs and requesting \$5,180,543.25 from 2021-23 OSMB funding. Two grant applications are being withdrawn, 1692 Port of Toledo, Airport Ramp and 1695 Port of Garibaldi floating restroom maintenance boat. In discussion with Port of Toledo the request will be considered as a Small Grant and the Port will increase their match. In discussion with Boating Safety and the Port a boat scheduled to be traded will be transferred to the Port and Facilities Program will provide the trade value to Boating Safety. This saves time and resources for all parties.
02. Public comments were solicited for 30 days and a total of 95 comments were received. For reference during Cycle 2 of the 2019-21 biennium a total of 67 comments were received. There was about a 30 percent increase in comments, which staff contributes to increased awareness of the new process and the grant programs. Additionally, OSMB staff consult with Oregon's nine federally recognized Tribal Governments on grant applications. Staff takes these consultations very seriously and actively works with the Tribal Governments to address items identified.
03. Staff wants to acknowledge Brian Paulsen, MariAnn McKenzie and Josh Mulhollem for their time to review and evaluate the applications in addition to the entire Facilities Program staff of Jeff Smith, Stuart Jantze, Joe Glossop, Allen Chiou, Tony Marin, Doug Baer, Joe Severson, and Jennifer Peterson. The grant applications, public comments and supplemental clarification information was provided to the Board for review. The following table lists the grant applications in ranking order from high to low.

GRANT APPLICATIONS IN RANKING ORDER			
FG	Applicant	Project Location and Scope	Score
1678	Polk County	Buena Vista replace boat ramp, boarding docks, expand asphalt parking. Add vault toilet and nonmotorized ready area.	343
1683	Tualatin River Keepers	Tualatin River outreach, education and access opportunity campaign	330
1680	City of Coos Bay	Eastside and Empire boating facilities to replace boarding docks	316
1682	Deschutes National Forest	Wyeth replace boat ramp, repair gravel road and parking	316
1674	Douglas County	Amacher Park. Replace and expand asphalt parking area. Replace upper boat ramp and expand to include nonmotorized ready area.	303

1675	Boardman Parks & Rec	Boardman Marina consultant services for permitting to reconfigure and replace short term tie-up docks and gangway.	297
1679	Port of Columbia County	Scappoose Bay Marina consultant services for design, engineering and permitting and Phase 1 upland construction. Modify parking, widen sidewalks remove stairs, relocate stormwater structures, add accessible route and nonmotorized unloading area.	294
1677	City of Tigard	Cook Park consultant services for design, engineering and permitting to replace boarding docks and add nonmotorized boat launching docks.	292
1676	City of La Grande	Morgan Lake Add vault toilet	291
1686	Lane County	Howard Buford Recreation Area consultant services for design, engineering and permitting services for new nonmotorized access.	291
1684	Marion County	Butteville Landing add nonmotorized dock, piling and gangway	289
1691	Port of Hood River	Port boat launch replace boarding docks and abutments	289
1688	City of Grants Pass	Baker Park overlay existing asphalt parking area, replace striping and curbing, add ADA curb cuts and stormwater system	286
1696	Jackson County	Shady Cove consultant services for archaeology survey and hydrologic analysis services to replace the boat ramp, expand parking and add nonmotorized staging and launch area.	286
1687	State Parks	Luckiamute State Natural Area consultant services for design, engineering and permitting services for new nonmotorized access.	284
1681	State Parks	Schwitzer Landing repair short term tie-up dock and debris boom	280
1694	City of Sutherlin	Fords Pond add boat ramp, boarding docks, floating nonmotorized launching dock, gravel parking, and vault toilet	277
1689	City of Siletz	Old Mill Park replace boat ramp, expand gravel maneuver area and parking and add vault toilet	275
1693	City of Independence	Independence Riverview Park consultant services for design, engineering and permitting services for new nonmotorized access.	262
1690	City of Umatilla	Umatilla Marine Park add flush restroom and utilities	261
1692	Port of Toledo	Airport Ramp repair boarding docks. Add crack and sealcoat parking area, striping and wheel stops. (Withdrawn)	256
1695	Port of Garibaldi	Port replace floating restroom maintenance boat (Withdrawn)	232
1685	Baker County	Hewitt and Holcomb Parks add 8 security cameras	215
1673	National Center for Cold Water Safety	Cold water safety pilot project	190

04. The agency budget proposes \$6,747,183 in state boater funds (OF) and \$1,815,676 in federal funds (FF) for Special payments during 2021-23. To determine the amount of funds available for the competitive grant program, special payments are reduced for Maintenance Assistance Grants (MAG), Small Grants, subsequent grant awards and technical service contracts as identified in the following table.

Item	Boating Facility State Funds	Waterway Access State Funds	Federal Funds
MAP	\$1,900,000.00	\$0.00	\$300,000.00
Small Grants	\$50,000.00	\$50,000.00	\$0.00
Sea Grant	\$0.00	\$0.00	\$310,600.00
Previously Awarded Facility Grants	\$379,825.25	\$100,000.00	\$200,000.00
Technical Services Contracts	\$200,000.00	\$100,000.00	\$25,000.00
Total	\$2,529,825.25	\$250,000.00	\$835,600.00

05. Based on the budget and the above identified deductions, the following state and federal funds are available for the three cycles of Boating Facility Grants.

Grant Funding Cycle	Boating Facility State Funds	Waterway Access State Funds	Federal Funds
Cycle 1 - 70%	\$2,220,942.00	\$554,208.00	\$686,053.00
Cycle 2 – 20%	\$635,126.00	\$158,345.00	\$197,215.00
Cycle 3 – 10%	\$317,564.00	\$79,173.00	\$98,008.00

06. Staff is recommending \$898,715.04 of Boating Facility state funds, \$646,552.96 of Waterway Access state funds and \$93,000.00 federal funds for approval from the 2021-23 Biennium. If the Board approves the requests as recommended, the amount available for Cycle 2 Boating Facility state funds would be \$1,957,353. This includes the amount unobligated in Cycle 1. Waterway Access state funds would have \$101,621 for Cycle 2 and \$43,552 for Cycle 3. Staff is recommending to obligate more than 70 percent of the available Waterway Access Grant funds during Cycle 1 because of the quality of projects and the majority of projects will need the two-year timeframe to complete.
07. Historically, the Board has considered some grant applications under block votes. The block categories include applications under \$50,000, Clean Vessel Act funding and applications recommended for deferral. Cycle 1 will only have one block category of applications recommended for deferral. All other applications will be considered individually in numeric order.
08. Applicants are not required to attend the Board meeting if their application is identified in a block vote. Applicants are encouraged to attend the meeting if their application will be considered individually, to answer questions from the Board. Applicants who disagree with staff recommendation may request to have their application considered individually by the Board at the meeting. Likewise, any Board member may ask to have an

application removed from a block vote and be considered individually. Staff requests to be notified a minimum of three days prior to the meeting, in order to notify the Board and applicant.

The block vote and individual grant considerations are identified in the following table.

Applications Recommended to Defer – Block Vote		
Grant No.	Applicant	Project Location and Scope
1673	National Center for Cold Water Safety	Cold water safety pilot project
1685	Baker County	Hewitt and Holcomb Parks – Add security cameras
1689	City of Siletz	Old Mill Park – Replace boat ramp, expand gravel parking and maneuver area. Add vault toilet.
1690	City of Umatilla	Umatilla Marine Park-add flush restroom
1693	City of Independence	Riverview Park - Consultant services for design, engineering and permitting for new nonmotorized access.
1694	City of Sutherlin	Ford's Pond – Add boat ramp, boarding docks, nonmotorized launching dock, gravel parking and vault toilet
Applications Considered Individually in Numeric Order		
Grant No.	Applicant	Project Location and Scope
1674	Douglas County	Amacher Park - Replace and expand parking area. Replace upper portion of boat ramp and expand to include nonmotorized ready area.
1675	Boardman Parks & Recreation District	Boardman Marina - Consultant services for permitting to reconfigure and replace short term tie-up docks and gangway.
1676	City of La Grande	Morgan Lake - Add vault toilet
1677	City of Tigard	Cook Park - Consultant services for design, engineering and permitting to replace boarding docks and add nonmotorized launching docks.
1678	Polk County	Buena Vista - Replace boat ramp, boarding docks, expand parking. Add vault toilet and nonmotorized staging area
1679	Port of Columbia County	Scappoose Bay Marina – Consultant services for design, engineering and permitting and phase one construction.
1680	City of Coos Bay	Eastside and Empire Ramps – Replace boarding docks.
1681	State Parks	Sandy Beach/Schwitzer Landing – Repair short term tie-up and debris boom.
1682	US Forest Service-Deschutes Natl Forest	Wyeth – Replace boat ramp, repair gravel road and parking.
1683	Tualatin Riverkeepers	Tualatin River outreach, education and access opportunity campaign.
1684	Marion County	Butteville Landing-add nonmotorized dock, piling and gangway

1686	Lane County	Howard Buford Recreation Area - Consultant services for design, engineering and permitting for new nonmotorized access.
1687	State Parks	Luckiamute State Natural Area - Consultant services for design, engineering and permitting for new nonmotorized access.
1688	City of Grants Pass	Baker Park – Overlay existing asphalt parking area. Add ADA curbs and stormwater system.
1691	Port of Hood River	Hood River Marina – Replace boarding docks and abutments
1696	Jackson County	Consultant services for archaeological survey and hydrologic analysis to replace boat ramp, expand parking and add nonmotorized staging area.

- .09 Each grant applicant received a copy of the staff recommendation for their grant application in advance and was encouraged to contact staff with questions or concerns prior to the Board meeting.

June 14, 2021

Item No. and Grant No. 1686

PROJECT IDENTIFICATION

Applicant Name: Lane County Public Works, Parks Division
Applicant Contact: Brett Henry, Park Division Manager
Project Name: Howard Buford Recreation Area, Boater Access
Evaluation Score: 291

GEOGRAPHIC LOCATION

GPS Location: Latitude:44.008181N; Longitude: - 122.9817491W
Waterbody and mile: Willamette River, Coast Fork, river mile 2
Location: From I-5 take Exit 189. Head east on Franklin Blvd. Left on Seavey Loop Rd. Approximately 1.5 miles cross bridge, follow the right fork of the road to Arboretum parking area.





NEED

Howard Buford Recreation Area (HBRA) is a 2,300-acre recreation area in Lane County that borders the Willamette River Coast Fork. The park amenities include hiking trails, a 118-acre Arboretum, picnicking, equestrian trails, play fields, native plant nursery and restrooms. There is no official water access which has led to numerous user created trails and riparian habitat damage. A make-shift small boat access is under the bridge however that is at the intersection of three roads with no parking and is unsafe.



In August 2020 staff met onsite with twelve interested parties including Lane County Parks, Friends of Mt. Pisgah, Arboretum manager, kayakers and others interested in public waterway access. We evaluated approximately 12 user made locations and narrowed it to the two most feasible locations based on topography, waterway conditions, proximity to parking and permitting considerations.

Formalizing nonmotorized boating access at HBRA would increase accessibility to this underutilized section of the river and could help disperse use on the mainstem Willamette River.

<i>Nearby Facility</i>	<i>River mile-Location</i>	<i>Site Attributes</i>
Dilleys Landing	River mile 6.5 south	1-lane ramp, gravel parking

SUPPORT AND USE

Lane County estimates are unknown for boaters to use Howard Buford boat ramp.

2017 Triennial Survey Data	86 use days on the Willamette River Coast Fork
----------------------------	--

Lane County identified boating activities taking place on the Willamette River Coast Fork.

Green=High use Yellow =Medium use Red=Low use

Month	Boating Activities						
	Fishing	Watersports (ski/wake)	Cruising	Sailing	Flat water paddling	White water paddling	Other
January							
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							

Other:

Month	Boating Use Monthly Totals Equals 100%											
	Open motor boat	Jet boat	Cabin Cruiser	Pontoon	Sail	PWC	Drift	SUP	Raft	Kayak	Canoe	Kite/sail board
Jan												
Feb												
March							2			50	48	
April							5			60	35	
May							5	5	5	40	35	
June							5	15	20	25	35	
July							5	15	25	25	30	
Aug							10	15	25	25	30	
Sept							10	10	25	30	30	
Oct							2	8	20	35	35	
Nov							2	5	13	40	40	
Dec												

Public comment: No comments were received from the public for this project.

Type of Support	Source of Support
Boater	Letter

APPROACH

Lane County will follow their procurement practices to select a consultant to complete the public outreach, conceptual design development, prepare and submit permit applications. The County will provide administrative oversight and consult with OSMB throughout the process.

EXPECTED RESULTS

Develop a user inspired and desired nonmotorized boating design concept and submit permits for future development.

OBJECTIVES

To complete the framework for creating a new non-motorized access point on the Willamette River, Coastal Fork within the Howard Buford Recreation Area.

USEFUL LIFE

The anticipated permitting work has an anticipated useful life of 5 years.

20-YEAR GRANT HISTORY

<i>Biennium</i>	<i>Scope</i>	<i>OSMB State & Federal Funds</i>	<i>All Match</i>	<i>Total Project Cost</i>
	No active grants			

BUDGET NARRATIVE

The budget is developed utilizing statewide and regional unit pricing that OSMB staff have collected and maintained. The County is contributing administrative services for procurement, consultant management and oversight and cash for consultant services.

MATCH AND PARTNERS

Source	Amount	Percentage
County-Administrative match	\$6,048.00	6%
County-Force account match	\$1,500.00	2%
County-Cash match	\$22,000.00	23%
OSMB Waterway Access Grant Funds – State	\$66,000.00	69%
<i>Match Total</i>	<i>\$29,548.00</i>	<i>31%</i>
<i>OSMB Total</i>	<i>\$66,000.00</i>	<i>69%</i>
<i>Grand Total</i>	<i>\$95,548.00</i>	<i>100%</i>

FEES

Lane County currently does charge a \$5.00 parking fee at Howard Buford Recreation Area. The owner does not anticipate modifications to the user fees. Lane County currently does not receive Maintenance Assistance Grant (MAG) funding for this site.

TIMELINE

Bid opening and Consultant selected	August 2021
Permits submitted to regulatory agencies	June 2022
Final reimbursement submitted	March 2023

STAFF RECOMMENDATION

Design, engineering, and permitting are an essential step to create a designated accessible nonmotorized boating access site. OSMB staff consult with Oregon's nine federally recognized Tribal Governments on boating facility projects. Based on comments received an archaeological survey and report will need to be completed for the project.

Staff recommends the Board authorize Facility Grant 1686 in the amount of \$66,000.00 Waterway Access Grant funds to match \$29,548.00 of applicant match as identified in the budget. The total project cost is \$95,548.00.



The Mt. Pisgah Summit

UO Landscape Architecture Design Studio Projects
Winter 2020

Acknowledgements

Authors:

Taylor Bowden

Jigisha Modi

Co-Authors:

Ed Alverson

Jason Blazar

Bart Johnson

Students of the 2020 Mount Pisgah Summit Studio:

Alissa Burkhorst

Annie Williams

Carmela Sambo

David Pauls

Jeffrey Keubler

Jiawei Luo

Jigisha Modi

Kristine Parr

Lexi Smaldone

Sierra Gardiner

Su Li

Taylor Bowden

Wen Po Hsu

We would like to extend our appreciation to the numerous individuals and organizations that helped guide and support students through this studio, including guest lecturers Gail Baker and Peter Helzer; the survey participants and site visitors who shared their insights with students; the faculty, professionals and community members who served as midterm and final reviewers; and the Friends of Buford Park and Lane County Parks for their logistical and financial support of this

Citations

Fig.1: Aikens, C. M. (1993). Archaeology of Oregon. Portland, Or. : U. S. Dept. of the Interior, Bureau of Land Management, Oregon State Office. <http://archive.org/details/archaeologyofore9800aik>
NativeLand.ca. (n.d.). Native-Land.ca- Our Home on Native Land. Retrieved September 18, 2020, from <https://native-land.ca/OurStory>. (n.d.). Confederated Tribes of Grand Ronde. Retrieved September 18, 2020, from <https://www.grandronde.org/history-culture/history/our-story/>
(PDF) Oregon Archaeology. (n.d.). ResearchGate. Retrieved September 18, 2020, from https://www.researchgate.net/publication/255483709_Oregon_Archaeology



Table of Contents

1. Introduction

2. Analysis of trajectories of change Mt. Pisgah and its summit from 1850's to present

3. Assessment of user/stakeholder perceptions, needs and desires for summit and its role in the Pisgah landscape, including perceptions of conflicting uses and goals. Includes understanding the site perceptions and meaning for individual citizens as well as key stakeholder groups. Explore both unique core experiences for individuals and uses/values of different groups.

4. Analysis of visitor use patterns and motivations for various patterns of use in relation to habitat management goals

5. Individual and student-team proposals for Pisgah summit and its role on HBRA trails systems and visitor experience.

Executive Summary

Ch 1: Introduction

The HRBA and Mount Pisgah are valuable to the communities of people, plants, and wildlife. The Oak savanna habitats support a high diversity of life which have been recognized as rare and in need of protecting, according to the Oregon Conservation Strategy. This loved Lane County park suffers impacts from being so well-used, notably at the Mount Pisgah summit. Students from the University of Oregon were instructed in redesigning the Mount Pisgah Summit (and the surrounding areas of HBRA) while keeping in mind the complex systems of the native ecology and the needs of users who cherish this natural space.

Ch 2: Trajectories of Change

Elaborates on the Willamette Valley's changing land use over time, and the HBRA Management Plan. Over time land management of Oak savannas have shifted from regular prescribed burns of the landscape at the hands of the Kalapuya, to permanent settlements from the Euro-American colonization of the west. Much of the target conservation species and habitats outlined in the HBRA management plan rely on regular burnings of the parks landscape.

Discusses the challenges that HBRA and Mt. Pisgah face through growth. As the popularity of the park continues to grow, the vital habitats become increasingly impacted by use, and efforts to maintain the quality of habitats need to be carefully managed with recreational goals. User capacity of the summit was a key concern in the student designs and were instructed to guide their designs with a strategy to sustainable fit visitors at the summit and within the park. Each student imagined an 'alternative future scenario' where visitation to the summit and the greater park area could sustain different predictions of user behaviors.

This chapter also contains a selection of the maps and resources students used to inform the early work of their projects, as well as their process to strategize for the growing user capacity at Mount Pisgah's summit.

Ch 3: Social Assessment

Includes the methods and results of the surveys and interviews students in the Social Assessment Team took to understand user perceptions and values of the parks and summit. Students were asked to devise a set of interview questions and connect with Mount Pisgah stakeholders to better understand what brings people to Pisgah, and what they do or do not like about its current design. Themes are drawn from 16 interviews students conducted and are interpreted through lists and graphs to display general user preferences.

Ch 4: Environmental Assessment

Presents the work of the Environmental Assessment Team which surveyed the summit in search of physical traces of how stakeholders used and explored Pisgah's summit. Evidence of rough trails and the health of rock outcrops were mapped to paint a more detailed picture of the areas that require protection and management. Students conducted observational field work to witness and record user activity at the Mt. Pisgah summit.

Ch 5: Student Projects

The work of each student is shown, and their strategies briefly explained. Projects are arranged by shared themes between student's design goals. The introduction provides tables explaining the reoccurring features and materials used within the projects. This design work was originally presented at their final reviews and offer unique solutions to various challenges at the Mount Pisgah Summit and the HBRA.

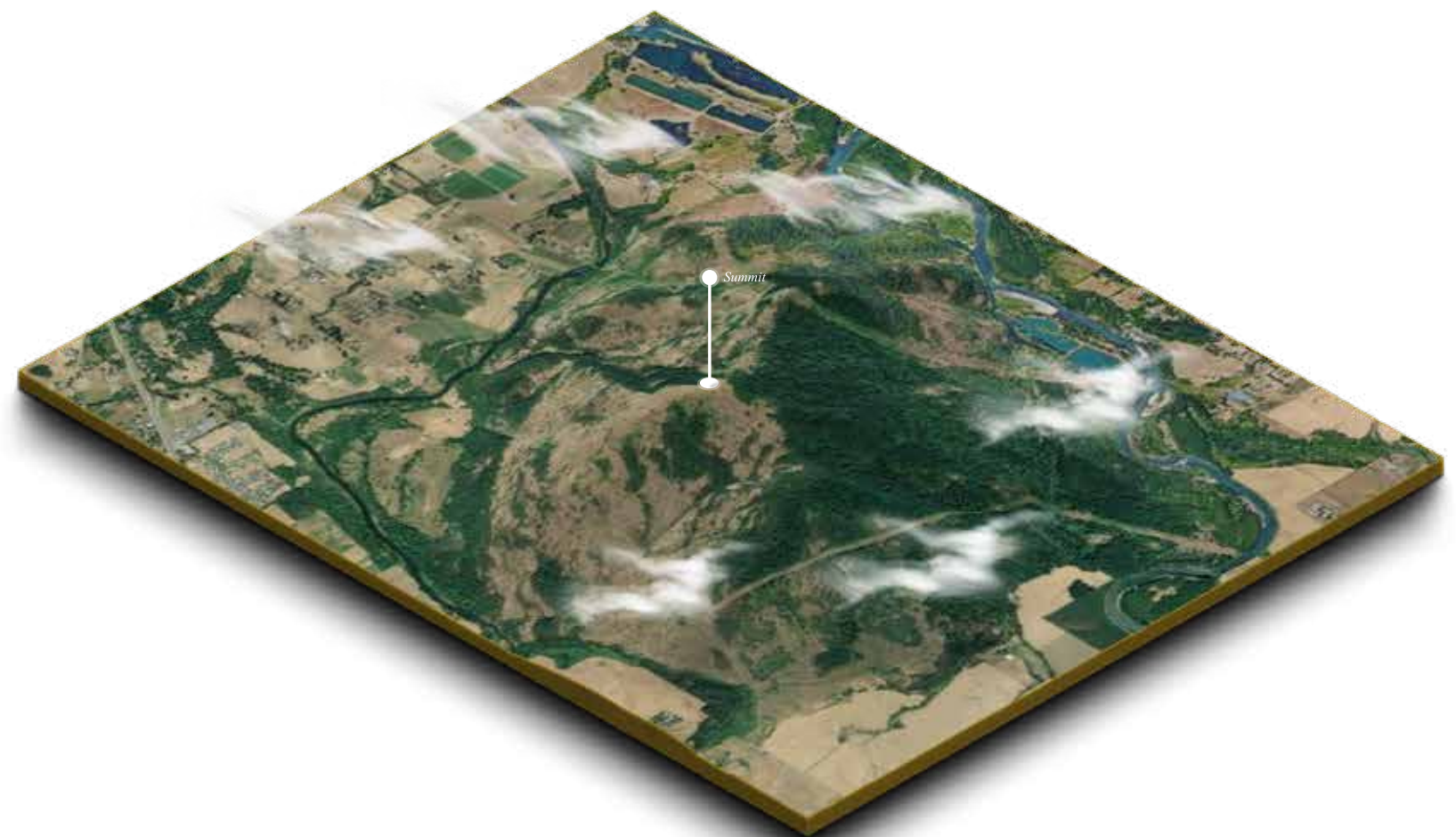
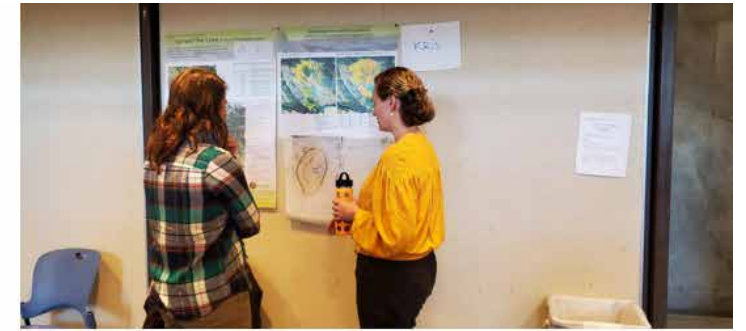
Ch 6: Recommendations

Concludes with final take-aways from the Mount Pisgah Studio projects and suggests ways that the studio projects can inspire action to redesign the summit to the benefit of people and wildlife. Suggestions for further research and improvements to surveys are also made in the conclusion of this document.

Introduction:

The Howard Buford Recreation Area (HBRA) and Mount Pisgah is a cherished place to the people of Lane County. The 2,500-acre park offers a high diversity of habitats for rare and native plant and animal species, and an expansive trail system for outdoor recreators with stunning views. As Eugene’s most popular park, many trails and destinations are being loved-to-death, damaging the quality of habitat and users’ experience.

In the winter of 2020, 13 students in the University of Oregon’s landscape architecture program centered their studio designs around HBRA and the Mount Pisgah summit. Students were engrossed in hours of work to familiarize themselves with the site-specific challenges of redesigning this sensitive natural area. After an in-depth research phase including user surveys and environmental assessments, each student came up with a unique design trying to balance ecological and recreational priorities in innovative ways. Students presented their projects to dozens of excited stakeholders after 10 weeks of working through their designs. This publication compiles the students’ work, research, and process in redesigning HBRA trails and the Mount Pisgah summit.



Challenges and Context:

“The Willamette Valley’s native oak and prairie habitats are among the most endangered in North America, harboring 189 species at risk of extinction, some of which occur nowhere else on Earth. Less than two percent of these original habitats survive, and what remains is subject to intense development pressures.” – The Nature Conservancy

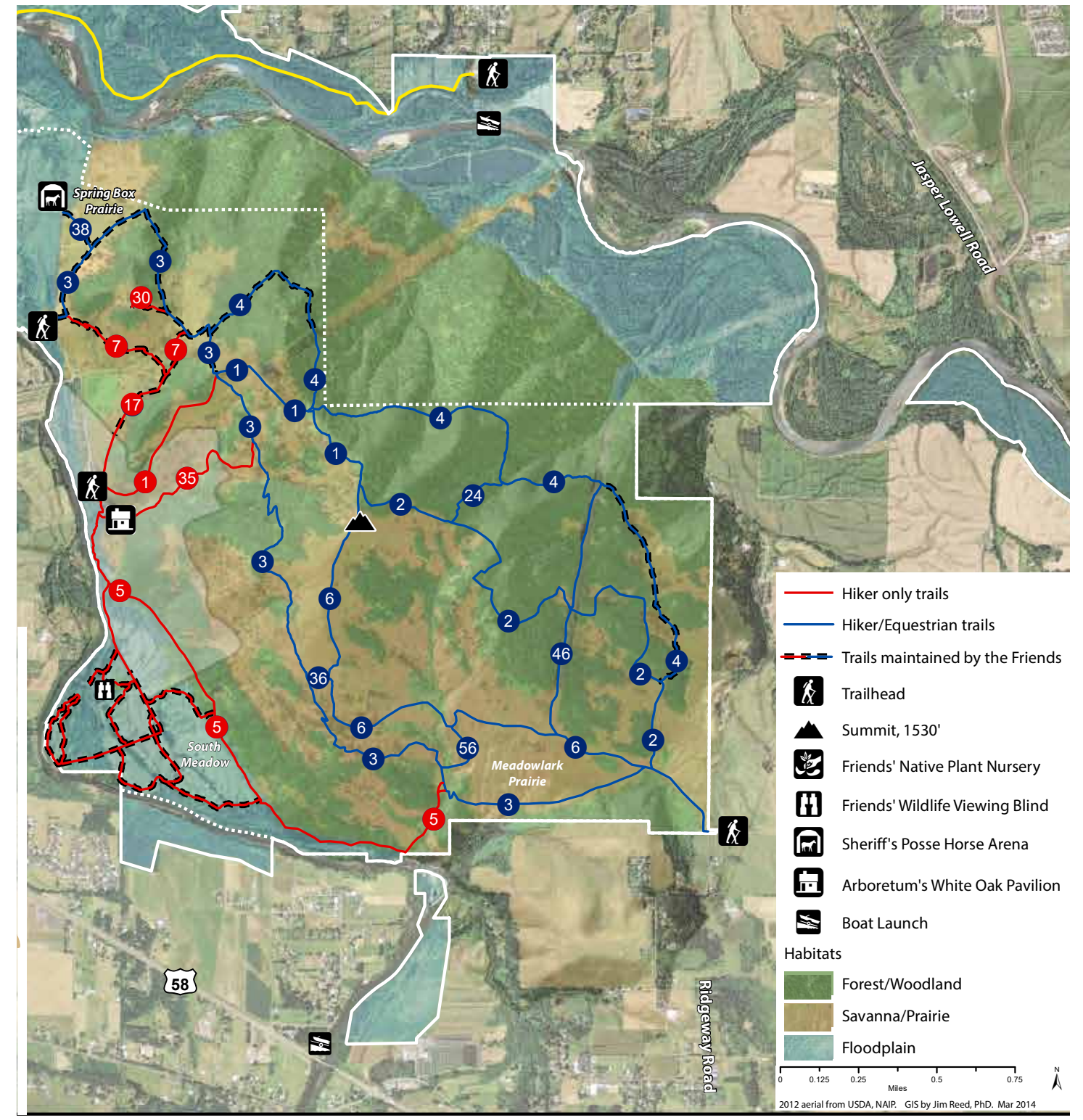
Visitation:

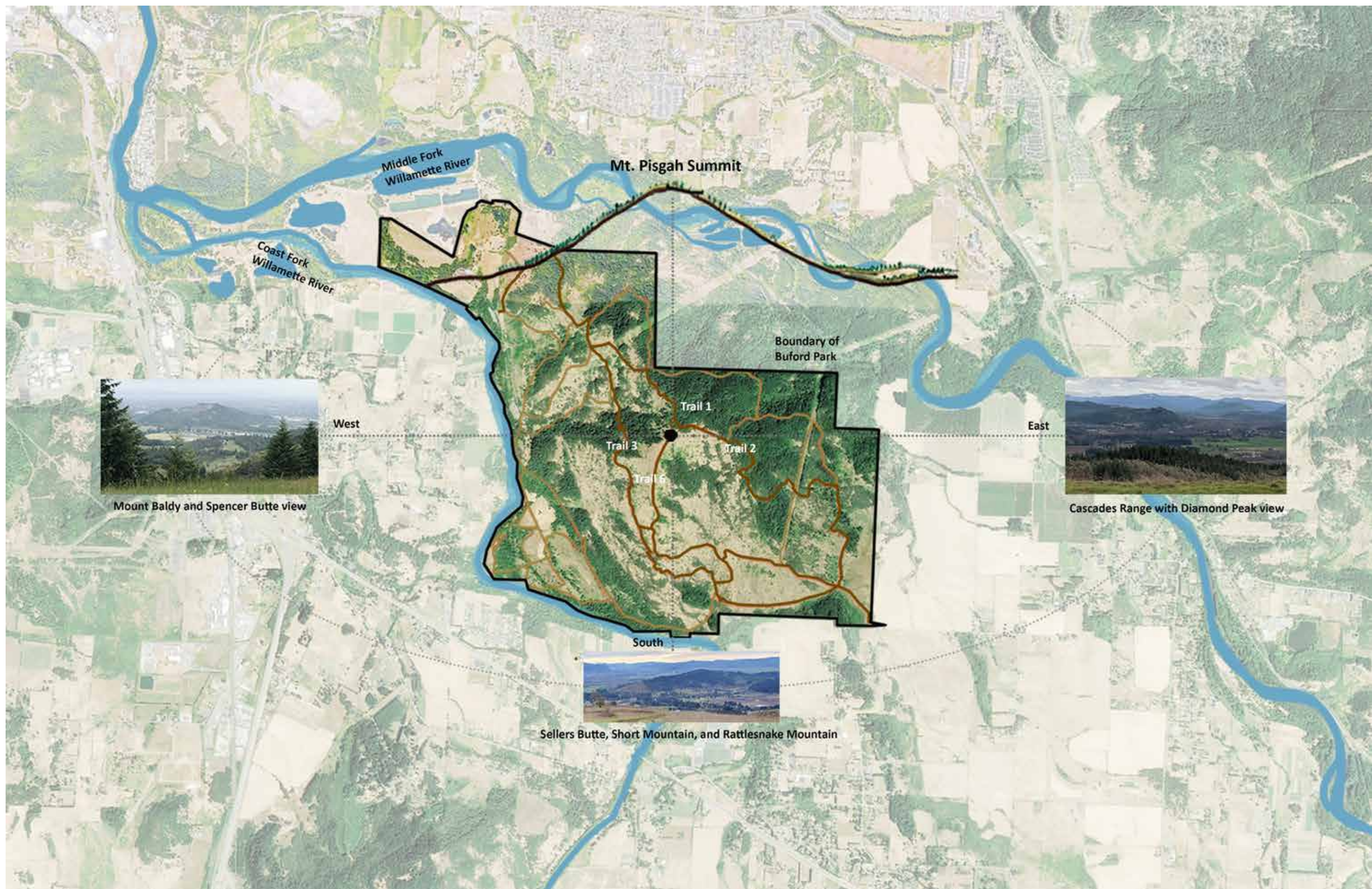
The HBRA receives 200 thousand visitors annually, and this is projected to double over the next 20 years if growth trends remain the same. While Lane County Parks welcomes all visitors, they have recognized this park cannot sustain this growth and ensure the quality of the habitat that makes the park so special. Redesigning some trails and destinations within the park will become vital to protecting the plants and wildlife that people connect to. Mount Pisgah’s summit is an area particularly in decline, as the many visitors trample down the sensitive landscape seeking the beautiful 360-degree views of Lane County. Students focused their projects on redesigning the summit, tackling issues like uncontrolled foot traffic and facilitating public education in their designs.

Habitat:

The HBRA is home to several endangered and protected wildlife species. From Western meadowlarks, to Fender’s blue butterflies, to Roemer’s fescue- HBRA’s diverse habitats support over 100 bird species, 500 plant species, several keystone species, and countless other living things. The Habitat Management plan, authored by the Friends of Buford Park and Mount Pisgah, aims to improve habitat quality for a handful of target species as well as improve visitor experience in the park. The balance between wildlife habitat and human recreation can be tricky, as much of the rare wildlife can be sensitive to the presence of humans, dogs, and horses.

There is strong interest in using prescribed burns to maintain much of the oak savanna and prairie habitats in the future. These controlled burns offer great benefits to plants and wildlife but add complexity to issues of user safety and park management. Carefully maintaining an equilibrium of habitat goals and recreational enjoyment is a key priority in the management of the park, and the strategies students approached with their projects.





Middle Fork
Willamette River

Mt. Pisgah Summit

Coast Fork
Willamette River

Boundary of
Buford Park

Trail 1

Trail 3

Trail 2

Trail 6

West

East

South

Mount Baldy and Spencer Butte view

Cascades Range with Diamond Peak view

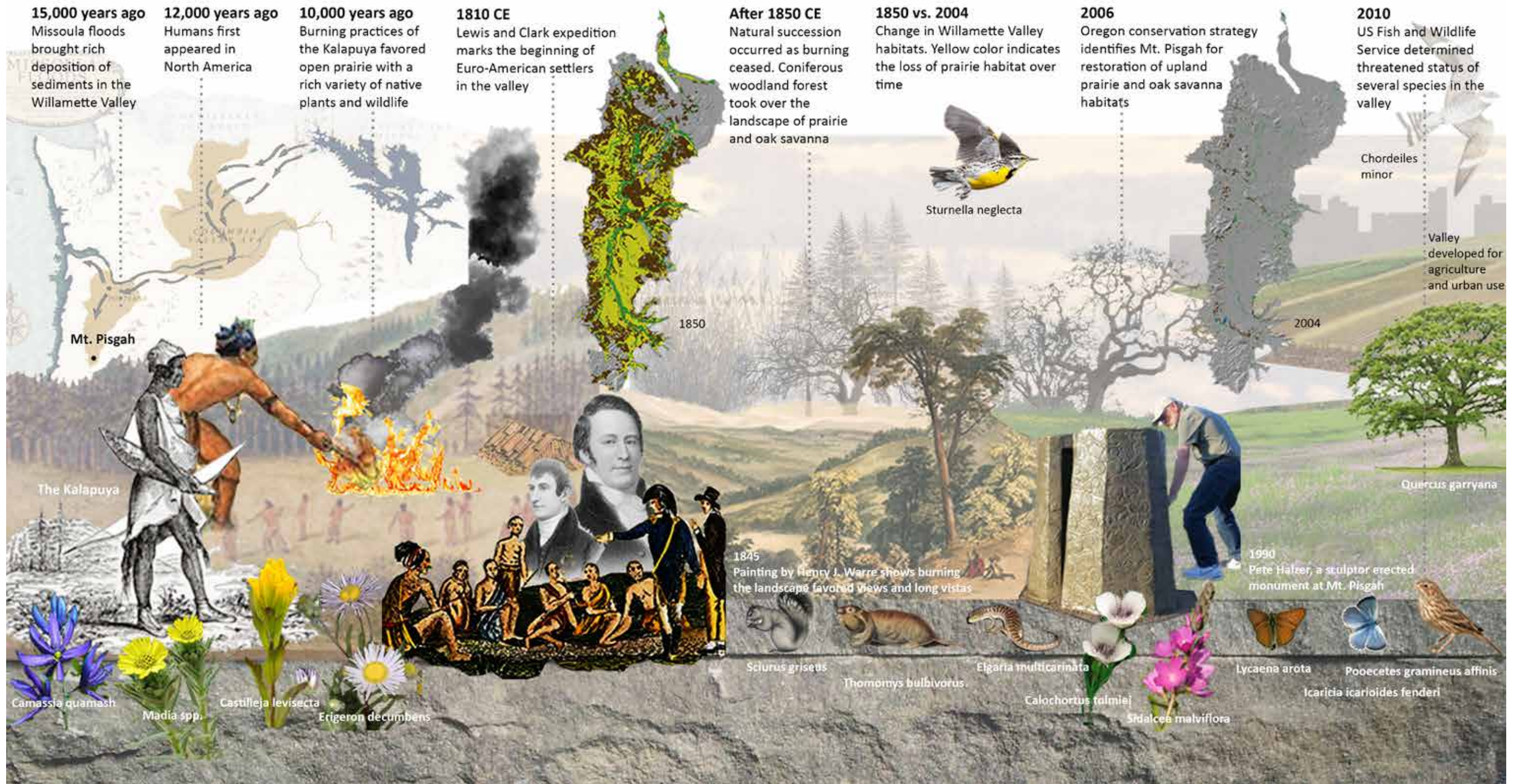
Sellers Butte, Short Mountain, and Rattlesnake Mountain

Chapter 2

HRBA Land Management

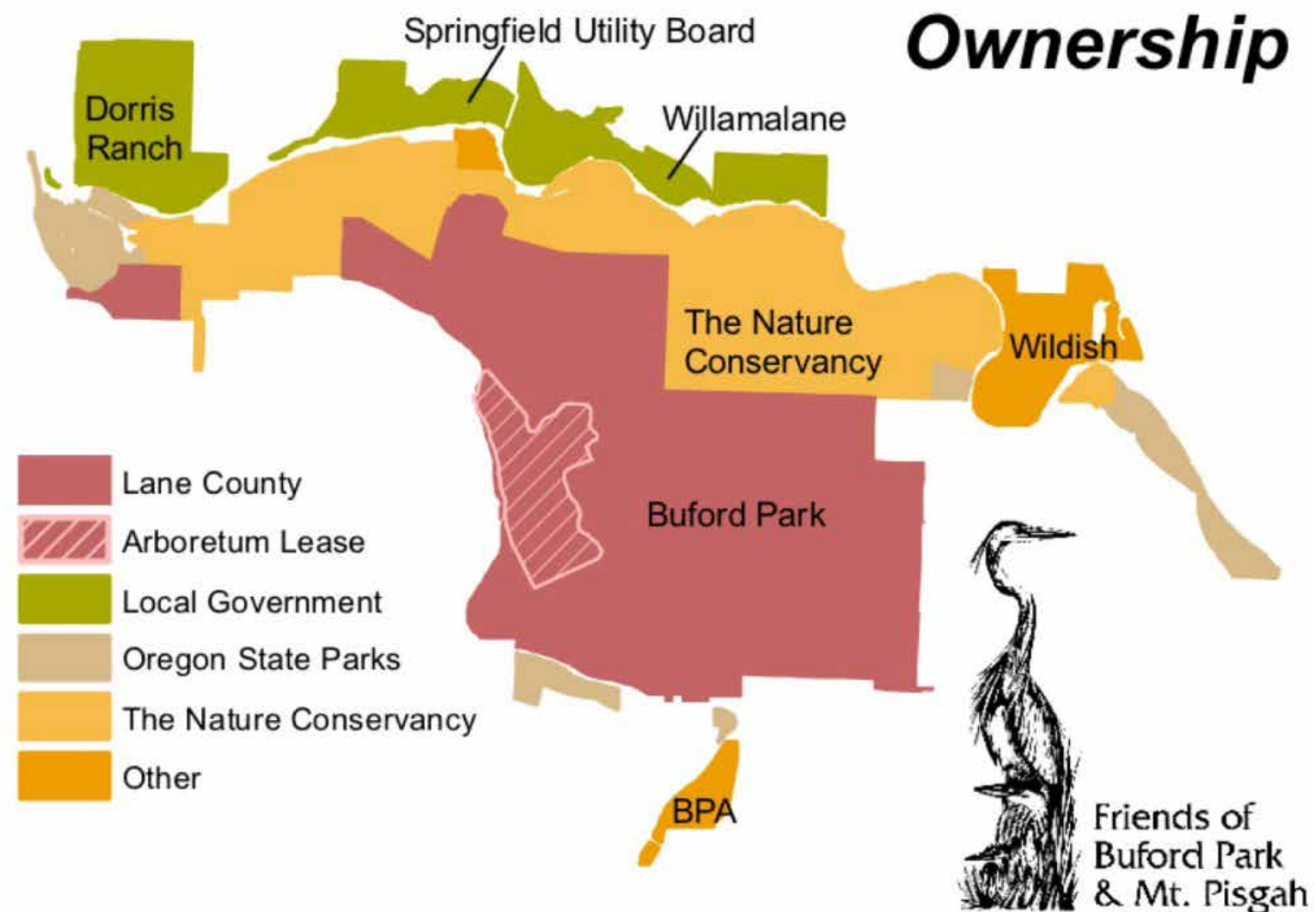
Kalapuya Lands:

The HBRA and the greater Mount Pisgah area sits within Kalapuya ancestral lands; the Kalapuya were stewards of the Willamette Valley before the Euro-American colonization of the west. Indigenous people would routinely burn the landscape to maintain the open prairies affording them food and easy passage. These fires prevented conifers from encroaching and eventually shading out oak prairie and savanna habitats. Colonists arrived in Oregon in the 1850s, bringing a fire-suppressive culture with them. Without a fire regime, trees were permitted to grow over existing savannas and woodlands, and the fertile prairie soils were converted to agriculture. The oak woodlands, savannas, and prairies of the past have nearly vanished from the Willamette Valley, and with it, much of the diverse species that inhabit them.



Present Management:

The greater HBRA is currently owned or managed by the following stakeholder organizations: Lane County Parks, Friends of Buford Park and Mt. Pisgah, Friends of the Mt. Pisgah Arboretum, The Nature Conservancy, Willamalane, Wildish, and the BPA. Friends of Buford Park and Mt. Pisgah (FBP) published an HBRA management plan in 2018 which lays out the park's goals. The HBRA management plan cites the 2006 Oregon Conservation Strategy which identifies oak savanna and upland prairie habitats as target conservation areas within the Willamette Valley. Students familiarized themselves with both the Oregon Conservation Strategy and the HBRA Management Plan, noting management goals for target conservation species, user education/ enjoyment, and restoration prescriptions among other pieces of valuable information.



Willamette Valley Ecoregion, Oregon

1850 Vegetation

Figure 2-2

General Classification

- Upland Prairie (742,060 Ac)
- Wet Prairie, Mounded Prairie, Emergent Wetland, Shrub Swamps (331,014 Ac)
- Herbaceous Upland Communities (239 Ac)
- Savanna, mixed, Oak, & Oak-Conifer (607,205 Ac)
- Woodland, Fir, & Fir-Oak (486,687 Ac)
- Riparian Forest, Ash Savanna, Scrub, Brush, & Thickets (240,051 Ac)
- Upland Forest, Fir, Oak, & Oak-Conifer (938,188 Ac)
- Unvegetated, Rock Outcrop, Sand & Gravel (645 Ac)
- Water as mapped by GLO (50,624 Ac)

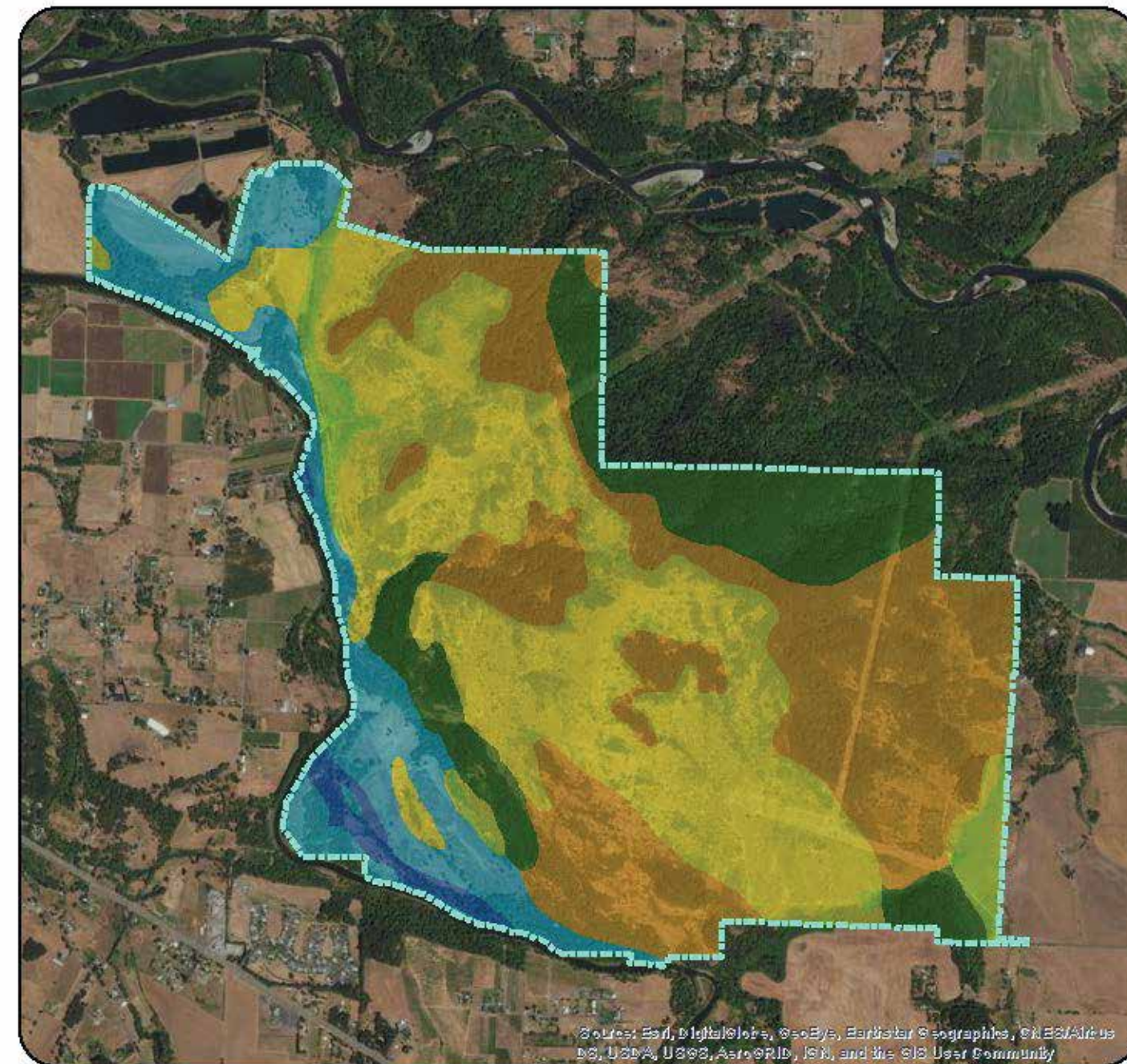
— Rivers (current location)

"On the 10th, the country was somewhat more hilly than the day previous, but still fine grazing land. ...The country had an uninviting look, from the fact that it had been overrun by fire, which had destroyed all the vegetation except the oak trees, which appeared not to be injured."

-Lieutenant Charles Wilkes, describing a location along the Willamette River, September 1841.

0 10 20 miles
Scale





0 0.1250.25 0.5 Miles

Historic Condition in HBRA circa 1855.

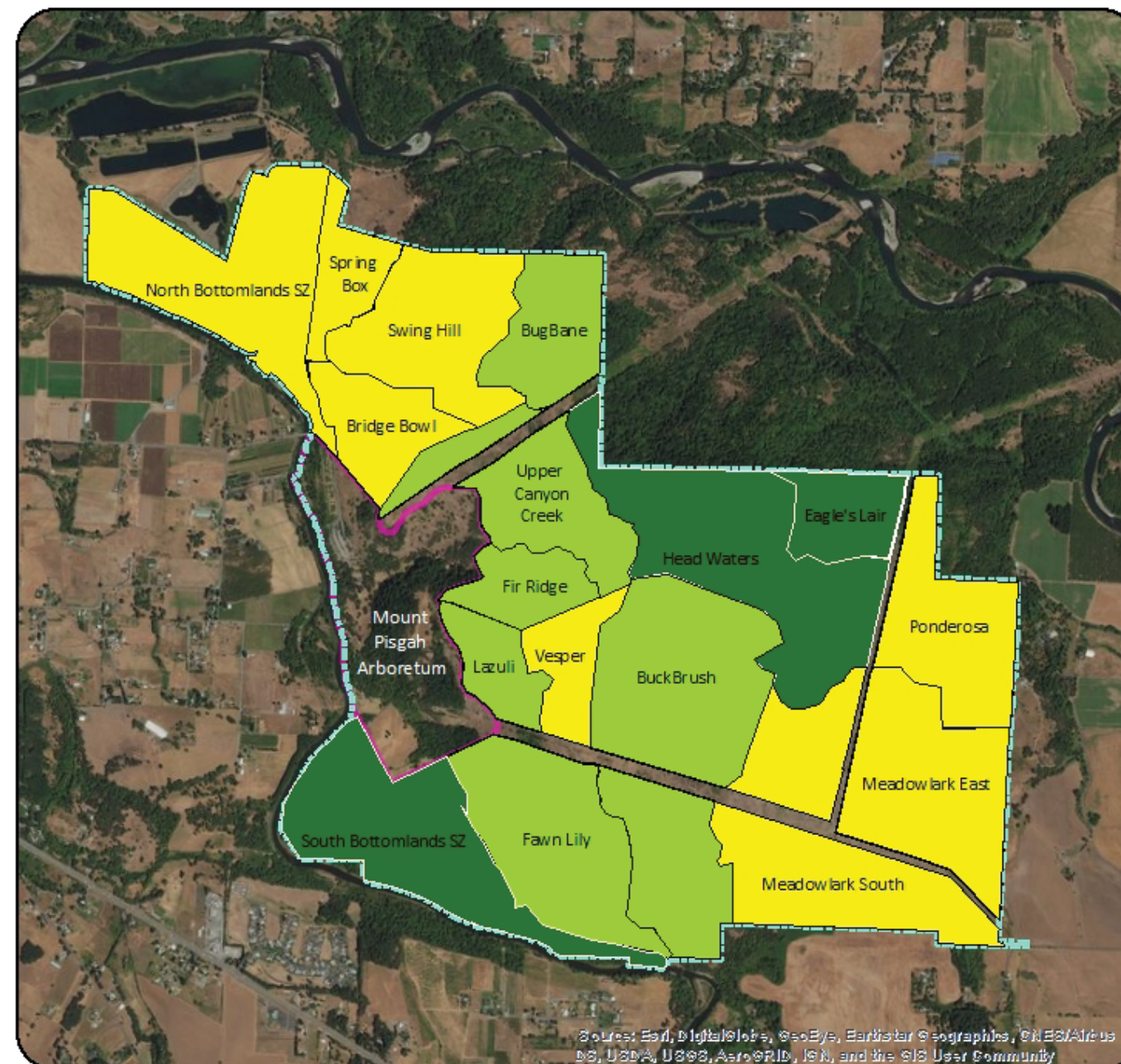
source: (Federal) Government Land Office survey records

Habitat

- Prairie
- Savanna
- Riparian Forest or Forested Wetland

- Upland (conifer and/or hardwood) Forest
- Open Water
- Wet prairie
- HBRA Property Boundary

Figure 10-1: Implementation Schedule Map



0 0.1250.25 0.5 Miles

Implementation Schedule for Habitat Management within the HBRA

- HBRA Property Boundary
- Mount Pisgah Arboretum Boundary

Schedule

- 2018 - 2022 Bridge Bowl Management Unit
- 2018 - 2022 Meadowlark East Management Unit
- 2018 - 2022 Meadowlark South Management Unit
- 2018 - 2022 North Bottomlands Stewardship Zone
- 2018 - 2022 Ponderosa Management Unit
- 2018 - 2022 Spring Box Management Unit
- 2018 - 2022 Swing Hill Management Unit

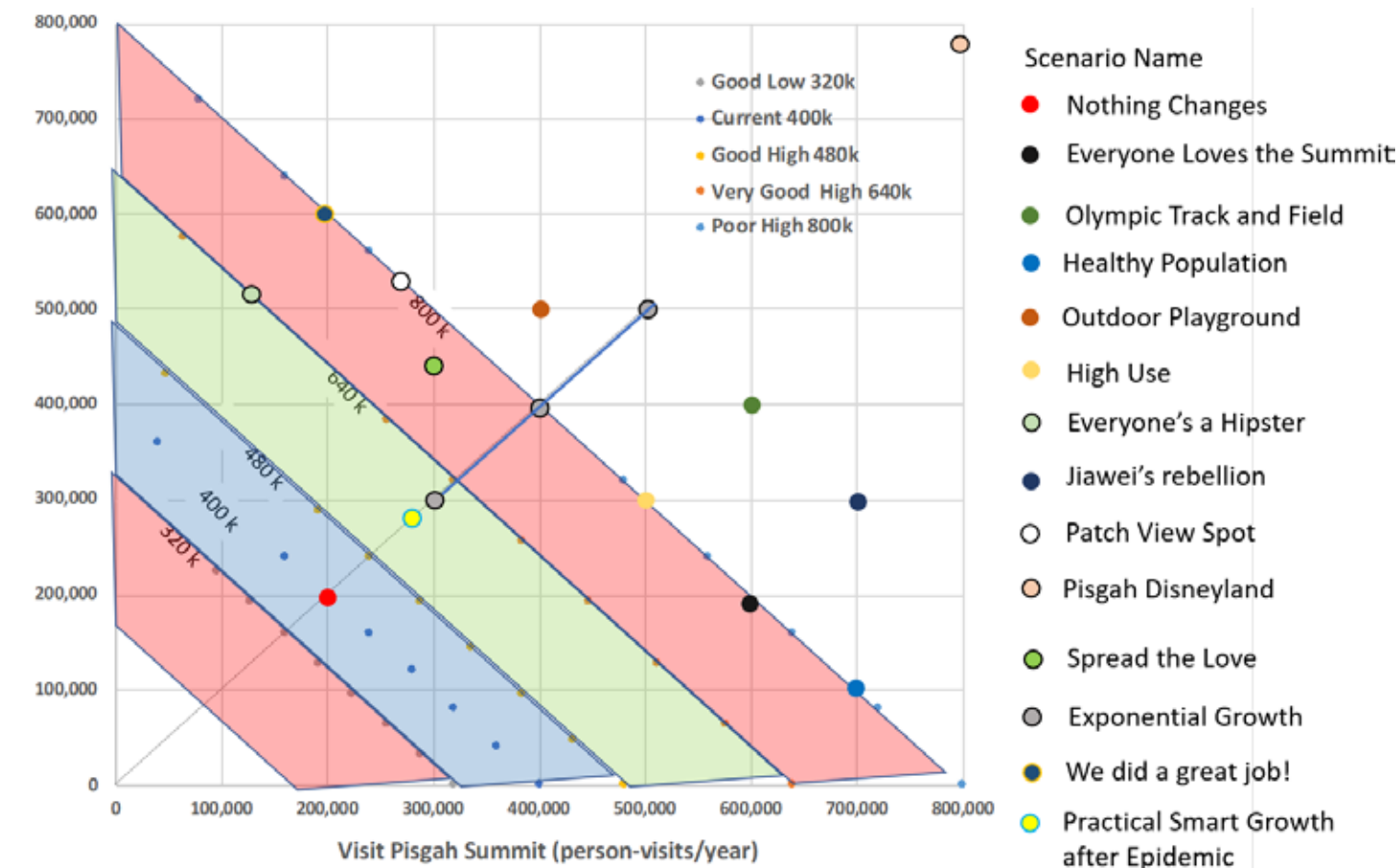
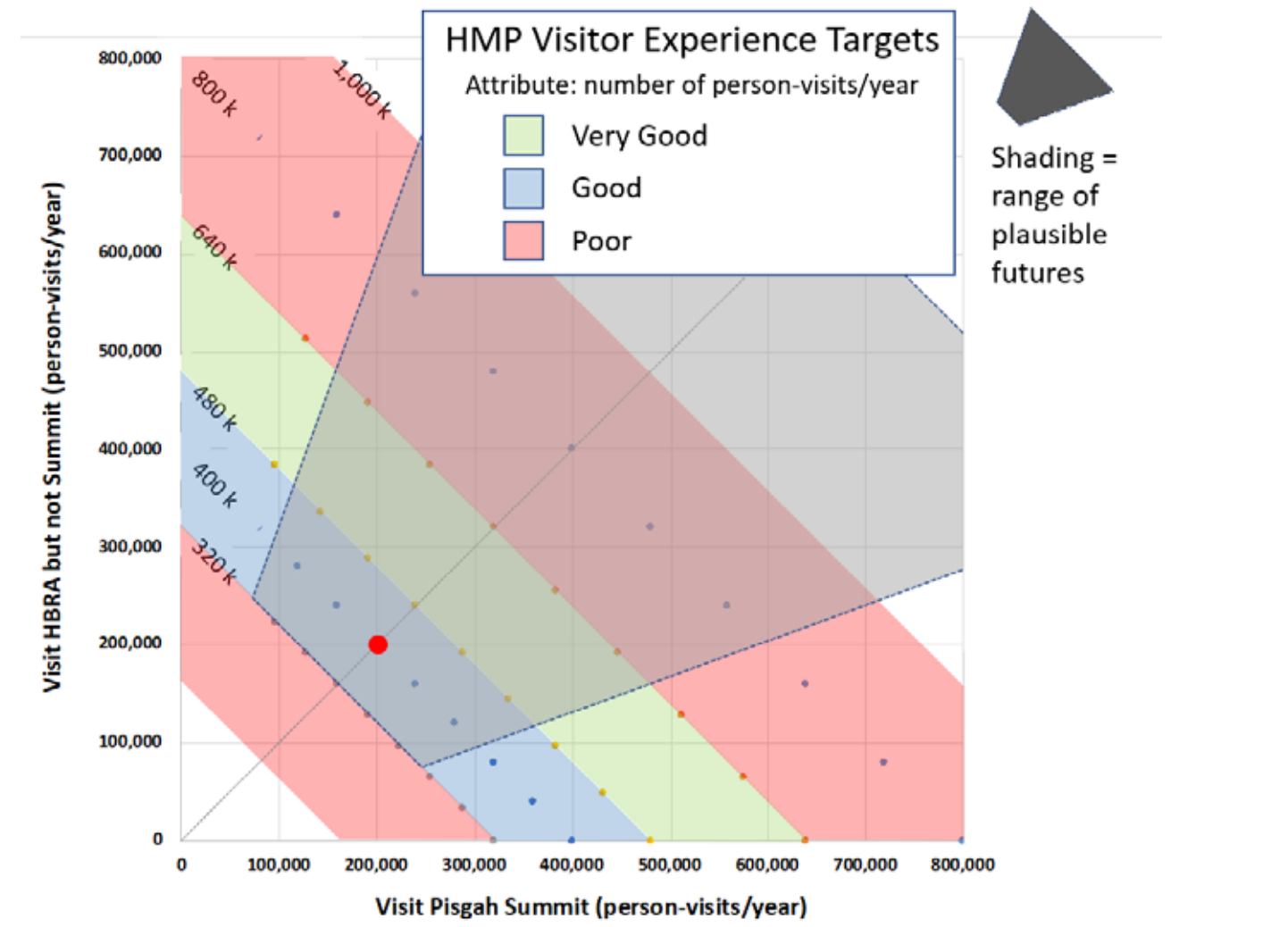
- 2018 - 2022 Vesper Management Unit
- 2023 - 2027 BuckBrush Management Unit
- 2023 - 2027 BugBane Management Unit
- 2023 - 2027 Fawn Lily Management Unit
- 2023 - 2027 Fir Ridge Management Unit
- 2023 - 2027 Lazuli Management Unit
- 2023 - 2027 Upper Canyon Creek Management Unit
- 2028 - 2032 Eagle's Lair Management Unit
- 2028 - 2032 Head Waters Management Unit
- 2028 - 2032 South Bottomlands Stewardship Zone

Over Trafficked and Trampled:

HBRA has observed a 100x increase in visitors since 1984, and visitation is projected to double in the next 40 years. The popularity of the park is evidence of how important Mount Pisgah is to the Lane County community. The need for designed facilities at the HBRA's summit is clear upon visiting the space; the earth is severely compacted and foot traffic scars narrow trails across its surface. There are no boundaries indicated to visitors, and they unknowingly trample sensitive vegetation and rock outcrops. The bench seating is limited, and the trail suffers from severe erosion in some places. Invasive plants run rampant; conifers are beginning to encroach views and the rare oak savanna habitat. There is a lot of work to be done at Mt. Pisgah's summit, but also a lot of opportunities to tackle these challenges in creative ways to serve the people who love the HBRA, and the wildlife that call it home.

Strategies in User Capacity

Students designed their strategies based on predictions of user capacity and distribution around the HBRA- understood as 'alternative future scenarios'. The alternative future scenario graphs display annual visitation to the summit on the X-axis, and visitation of the park excluding the summit on the Y-axis. Each student considered multiple visitation possibilities and prescribed their designs according to these predictions. Referencing the points on their graphs, some students designed for very high summit capacity while others tried to spread visitors to other parts of the park- many included both strategies within their projects. Students visited the HBRA throughout the studio to observe the current state of the summit and user's behavior, while also taking the time to connect with the site and ground-truth their designs.



Chapter 3

Social Assessment Team:

To understand stakeholder needs, perceptions, and desires for Pisgah’s summit, students performed informal and semi-structured interviews with park users. Interviewees were first surveyed for demographic data to assess who was represented in the survey and how these individuals used the park. Following this electronic survey, students performed hour-long semi-structured interviews to document individual narratives and listen to the experiences and values of these park users. Participants were given context and introduction to the student’s studio goals to redesign the Mt. Pisgah summit.

Demographics summary:

Before interviews were scheduled, students asked interviewees basic demographic data using an online survey to get an idea of who our participants were. Most interviewees were over the age of 60, Caucasian, 50% male to 50% female, and had some affiliation with HBRA/Mount Pisgah Arboretum/ or other recreational groups.

The survey also asked some questions about park usage. These questions revealed that interviewees were frequent park users with 65% visiting the park at least once a week and most often stayed for 1-3 hours in a visit. More than half of participants summited mount Pisgah during their visits, and did not typically bring dogs, while none brought horses on their trips. Submitting in groups larger than 5 was rare.

While the demographics did not represent a high diversity of users, exploring what drew people to Mount Pisgah in the semi-structured interviews proved to be helpful to understand what qualities of the park were considered valuable or special to individuals.

Interviews:

After receiving demographic data, 17 participants sat down with students for a one-hour semi-structured interview. The goal of these interviews was to better understand what connects people with the Pisgah landscape so that students may better consider how their designs would affect user experiences. Interviewees were asked the following questions and probed with sub questions if time allowed.

Question 1: What makes Mount Pisgah special to you?

a. What draws you to the Mount Pisgah summit?

While these questions were very open ended, there were ten themes to people's answers that the social systems team could draw from the interviews. In order from most to least mentioned was:

Beautiful views

Convenient to access

The natural park setting

High variety of habitat

Good variety of trails

Space for solitude

Good exercise

Memories associated with the park

History of the site

Social interaction

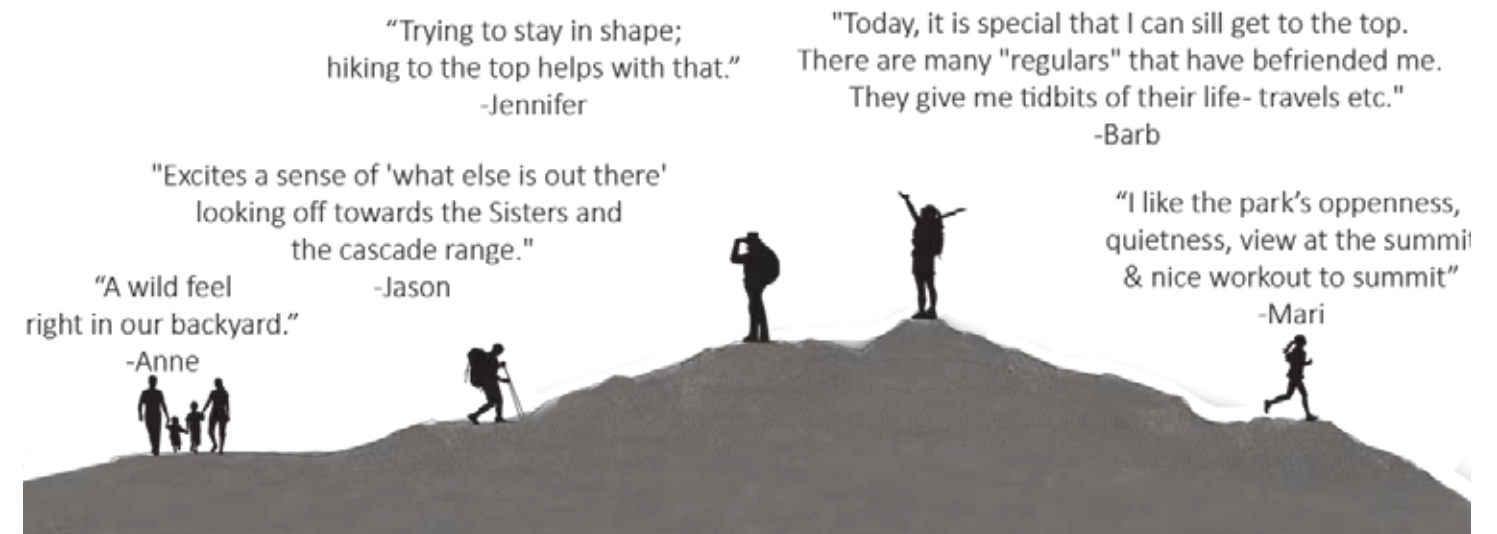
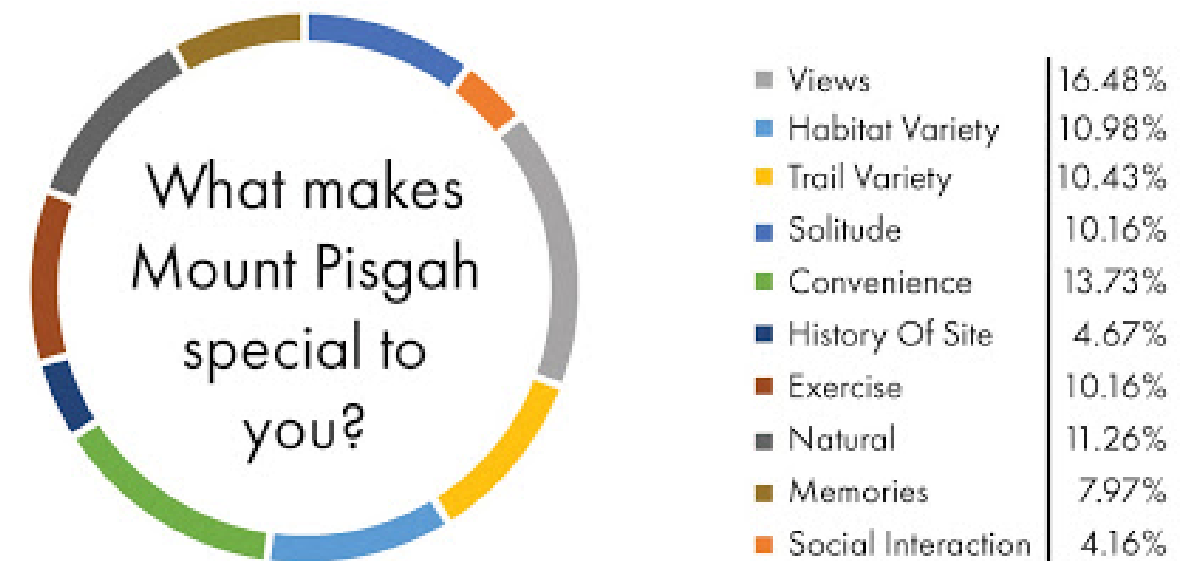


Fig.1: Graphic by Annie Williams



Question 2: What is your experience with the trails leading to and from the summit?

- a. Can you navigate the trail system easily?
- b. Do you ever experience conflict/encounters between different user groups (dogs/horses/runners)?

Our interviewees were very experienced users of the park, so most of them were familiar enough with the trails and signage to find it clear and easy to navigate; 84% of participants said that trail navigation was easy. During this question eight participants noted that they thought the trails were poorly maintained.

Some participants revealed which trails were their preferred trails: Trail 4 had four people mention is was their favorite trail, with another four people calling Trail 1 their favorite. Interestingly, the six participants that mentioned their least favorite trail all agreed that they did not like Trail 1. Users complained about the loose gravel path, crowds, or trail width as reasons they did not like Trail 1.

When asked about conflicts on the trail, 11 participants mentioned that off-leash dogs were a problem, either for wild-life or other park users. However, 14 participants felt they had no conflicts with leashed-dogs. There were very few conflicts mentioned about other park users, trail runners, equestrians, or wild-life.

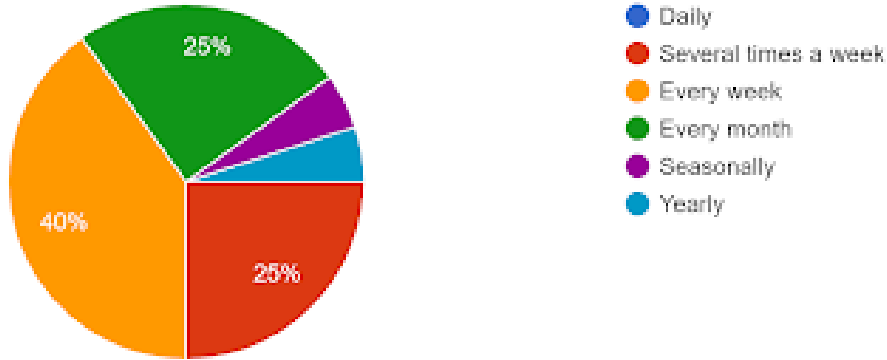
Question 3: What is your favorite summit spot? (rocks, benches, desire paths, etc.)

- a. Draw the area you consider to be the summit (Use maps)
- b. Mark the areas you like to use the most (Use maps)

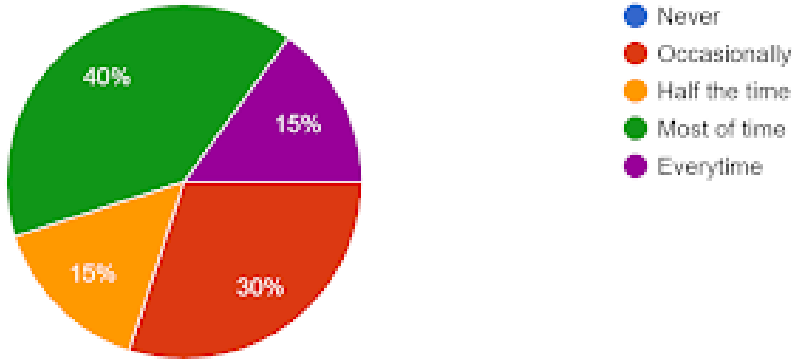
Participants were asked to draw directly on maps of the summit for these questions. Users generally considered the monument to be the summit, while some included the benches to be the boundary of the larger summit site. When asked what their favorite summit sport were, these were the areas mentioned most to least:

- The monument
- The benches
- Summit White Oaks

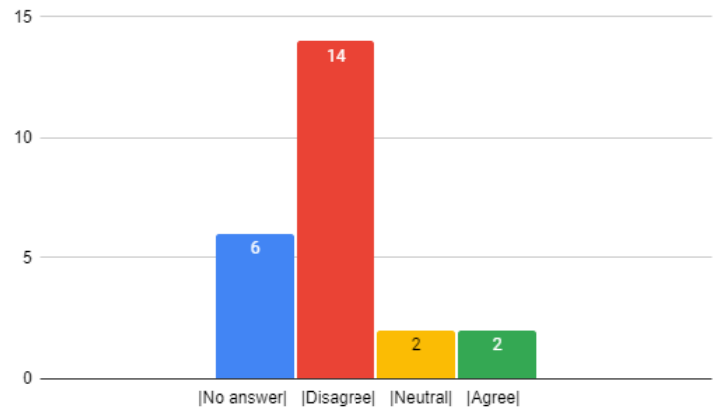
How often do you visit Mount Pisgah?
20 responses



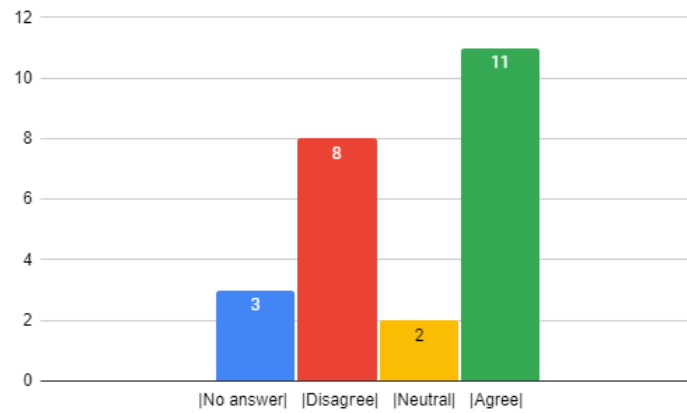
How often do you summit?
20 responses



Leashed Dogs



Off leash dogs



Desire paths
Forested areas
Rock outcrops

The monument and benches were largely important to people, with some participants revealing personal connections and memories to these features. One participant who chose a bench as their favorite spot recalled their friendship with the beloved person the bench commemorated.

Question 4: Does it ever feel crowded on the summit to you?

- a. If yes, where do you go? What do you do?
- b. How many people (roughly) does it take for you to feel crowded?

Only about a quarter of participants felt that the summit was often or mostly crowded, while the others thought it was only sometimes crowded, and most not at all. Under circumstances where they felt it was crowded, most people felt they could find solitude at the summit or they would simply leave. The question of how many people they could tolerate at the summit was widely ranged with no clear agreement on this question among participants. Some felt that 1-10 people was a lot, while some tolerated up to 30 people before considering it crowded.

Question 5: What would improve your experience at the summit?

- a. How would you suggest protecting the summit?

Question 5 was intentionally left broad, and participants offered a lot of insight as experienced users of the park. The most mentioned improvement to the summit by far was trail maintenance, but the addition of amenities and seating had several mentions.

Many interviewees answered the question by describing what they did NOT want to see at the summit. The things participants did not want to see at the summit from most mentioned to least were:

Impeded views
Permanent structures

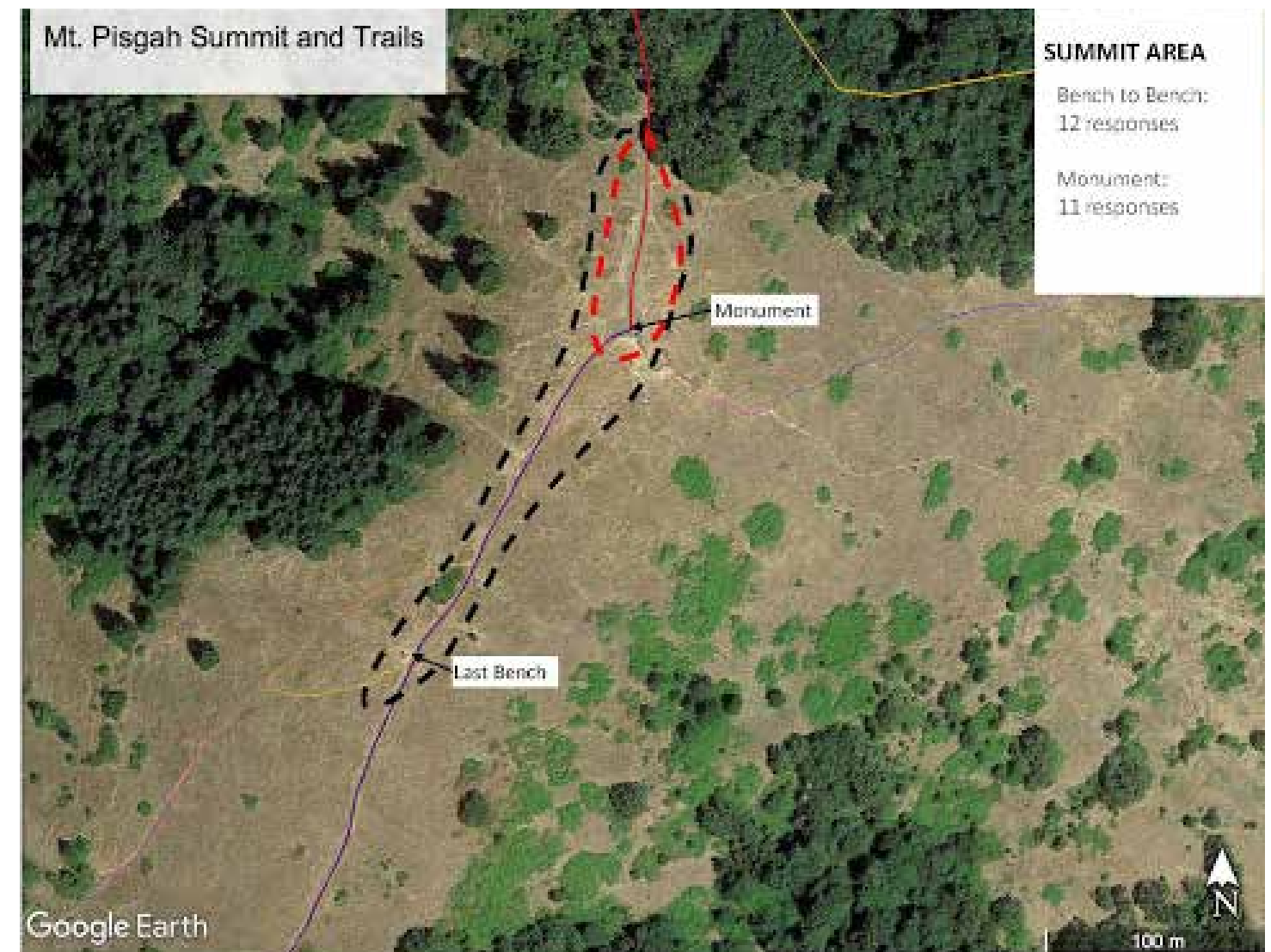


Fig.1: Summit photo from Friends of Buford Park

- Off-leash dogs
- Amenities (such as bathrooms)
- Pavement

Some outliers worth noting is that people mentioned that they would not want to see additional benches in their current design (but noted that other designs for seating would be welcome), and the summit did not need additional trails.

One suggestion (not listed) was particularly controversial, and this was whether people were okay with seeing significant change or high intervention to the summit. Six people said they would definitely not want to see significant changes, five said that significant change would not bother them, while seven fell somewhere in between. Clearly, there is some reservation for users about seeing the summit go through a lot of change, but others saw the value in more heavy-handed interventions.

When asked how they would suggest protecting the summit, participants offered several suggestions, from most to least mentioned:

- More user education
- Use of other official trails
- Restriction of off-trail use
- Clearer trail boundaries
- Additional signage

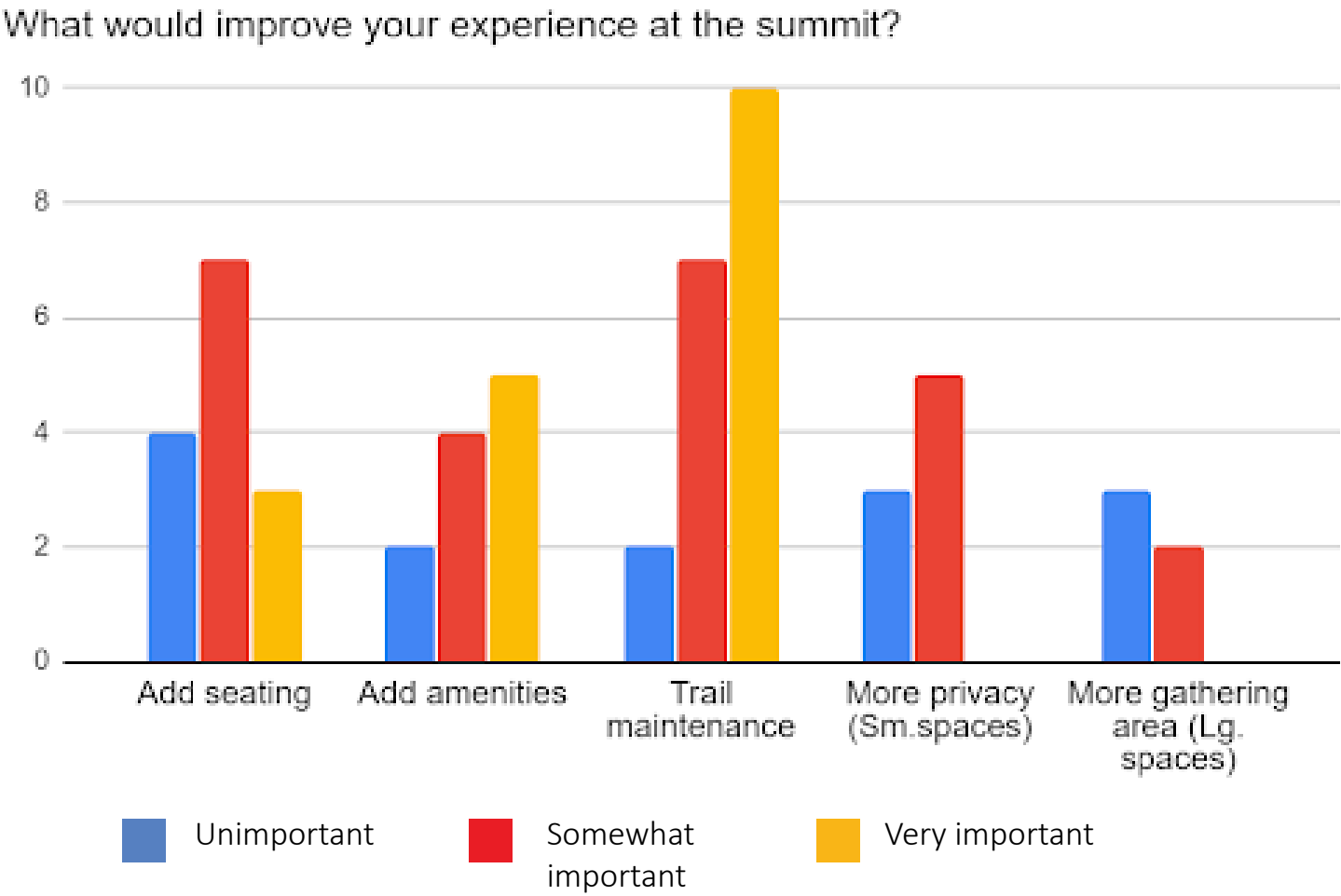


Fig.1: West facing views from the Mt. Pisgah summit

Interview Assessment:

The people who were interviewed generally had long-standing connections to Mount Pisgah as frequent and long-time users who were affiliated with the park. Their perspectives offered some insight into what well-informed users of the park think of potential changes to Mount Pisgah and its summit.

Stakeholders and Park Management:

The interviews revealed the importance of independent experiences while highlighting some collective concerns about the usage and health of Mount Pisgah and its summit. The habitat and wildlife were largely important to users, suggesting that that maintaining the health of the habitat is congruent with the HBRA management plan's goals to improve the quality of recreator's experiences.

Conclusions:

Students recognized the limitations in translating their individual interviews into a collective understanding of user's experience of the HBRA and Mt. Pisgah. The sample size lacked diversity, but the insights of these experiences park users still offered valuable insight to the place. The interviewees generously shared their personal stories and connections with HBRA and Mt. Pisgah, which the students greatly appreciated and considered within their design process. While there was difficulty in attempts to graphically organize and represent this data, the narratives from the interviews were shared among the class, and a better sense of what the park meant to users and what stakeholders found important was understood.

Chapter 4

Environment Assesment Team :

Half of the class made up the Environmental Assessment Team, where students were asked to study and traced the summit area for physical evidence of activity. The Environmental Assessment Team recorded features like vegetation, trails, amenities, rock outcrops, and any visible habitat features. Students were able to identify points of interest from the existing features of the summit which would influence their designs. There is no physical demarcation of the summit, so students also took the opportunity to delineate the summit area in their designs.

HBRA Site Assessment:

The trails at the HBRA and Mt. Pisgah were originally old farm roads and unofficial hiking trails. Many of these paths graduated into trails out of convenience rather than design intent. Because it was not originally designed to be a comprehensive trail system, trails may not always follow the most suitable paths or share a consistent design vocabulary.

The existing trails use at HBRA (orange lines) can create impacts beyond the path's edge. Visitors using the trail can cause disruption to wildlife behavior, such as bird breeding, up to 100 meters away (Knight R.L 2007)- indicated by the blue buffer areas. This limits space and opportunity for healthy habitat of sensitive vesper sparrows among other impacted species. Only 40% of the park area is safe from visitor impacts from the trails.

The site design intervention students suggest are site-wide alterations that would help the system feel more whole. The student site designs include educational opportunities and more naturalistic trail features. They also aim to improve the surrounding habitat by protecting the hydrology and encouraging hikers to stay on trail.

The summit area coincides with the Vesper Sparrow Unit of the HBRA habitat management plan. The Oregon Vesper Sparrow is endemic to Willamette Valley ecoregions. This bird is a ground-dwelling, ground-nesting, ground-foraging, and ground-mating bird that prefers grasslands such as open dry upland prairies with short, sparse grass and scattered shrubs for open-cup nesting. This target conservation species was a high priority to many students, and there are several designs which consider the bird's life cycle and enhance the habitat in the Vesper Sparrow Unit.

Impact of Trails on birds in HBRA Park

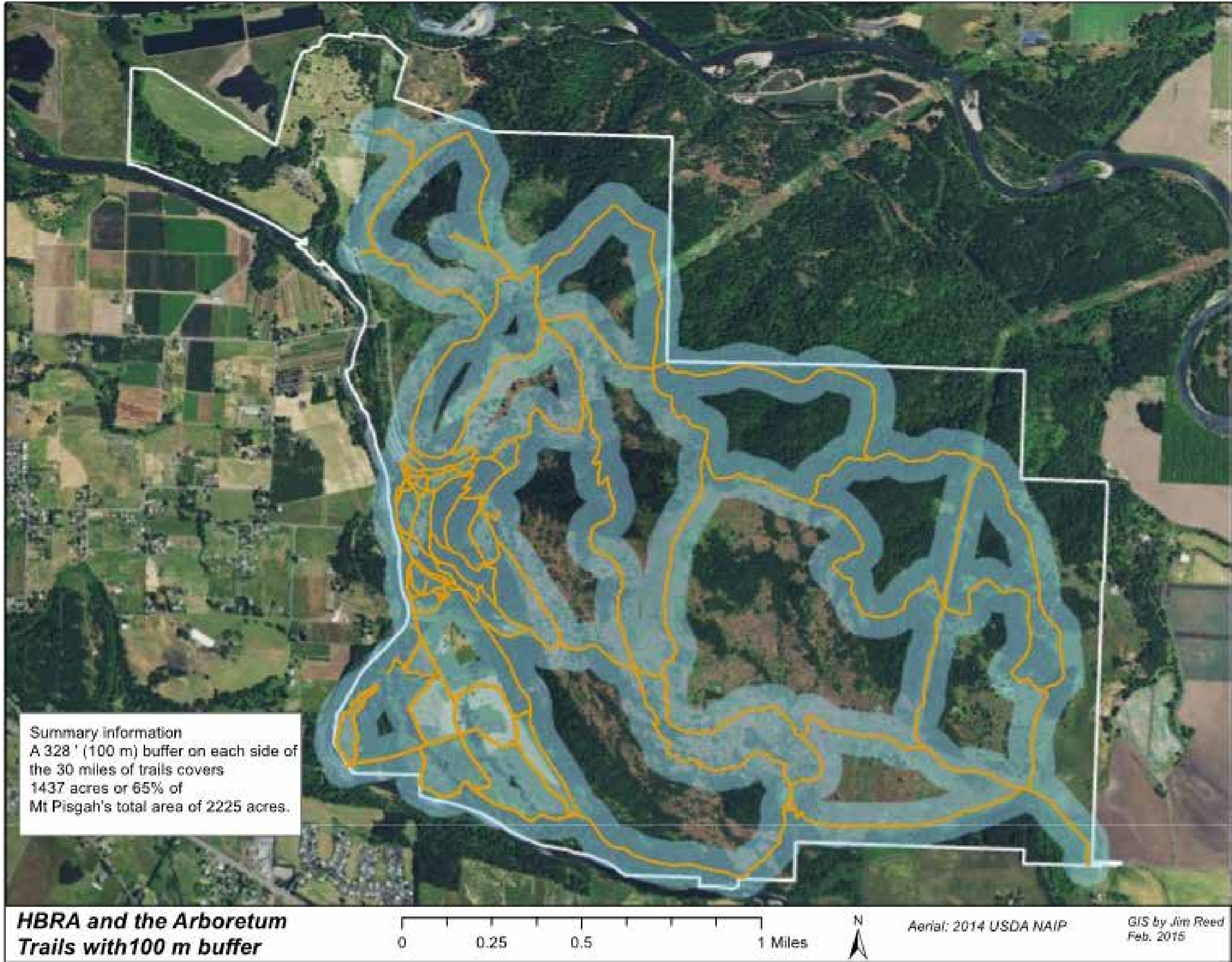
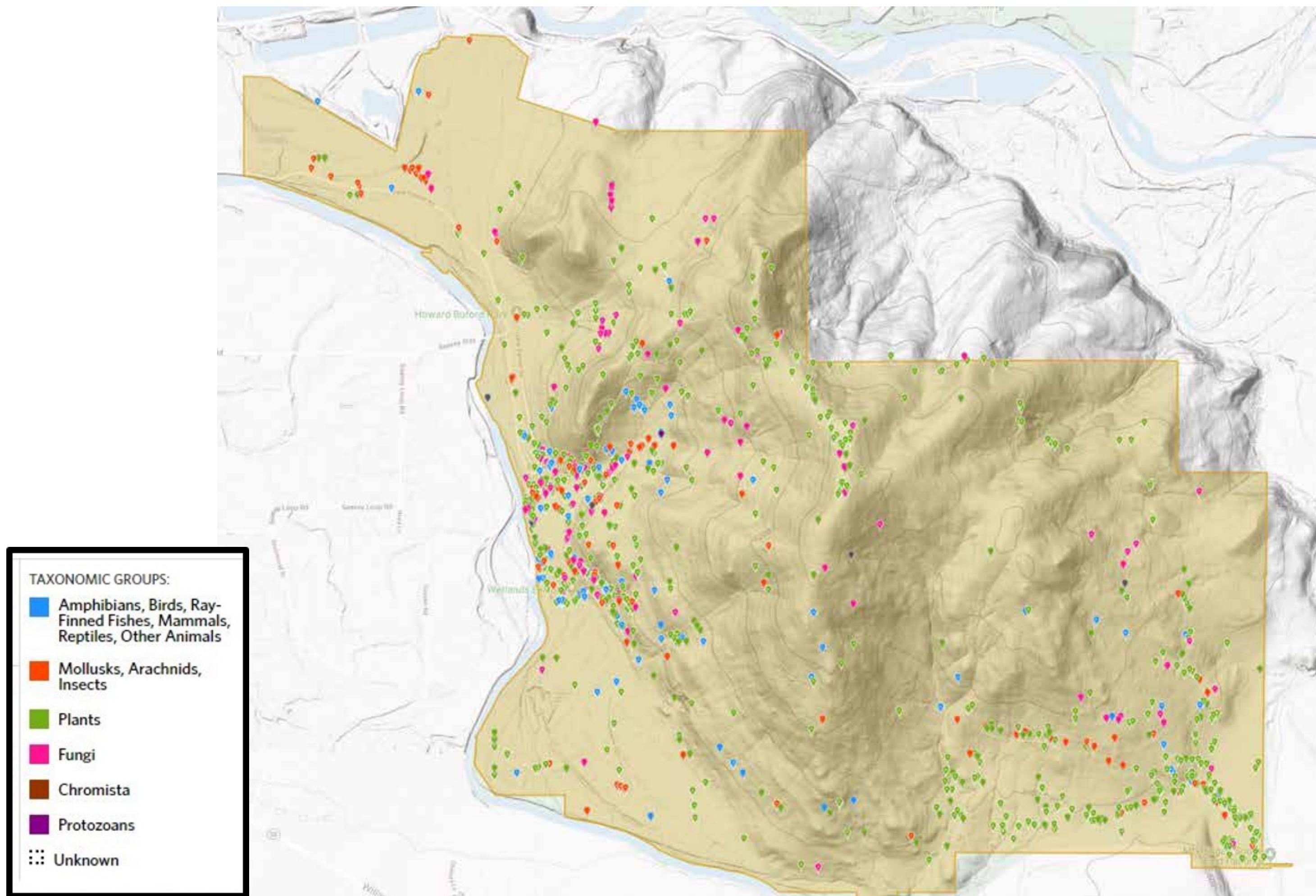
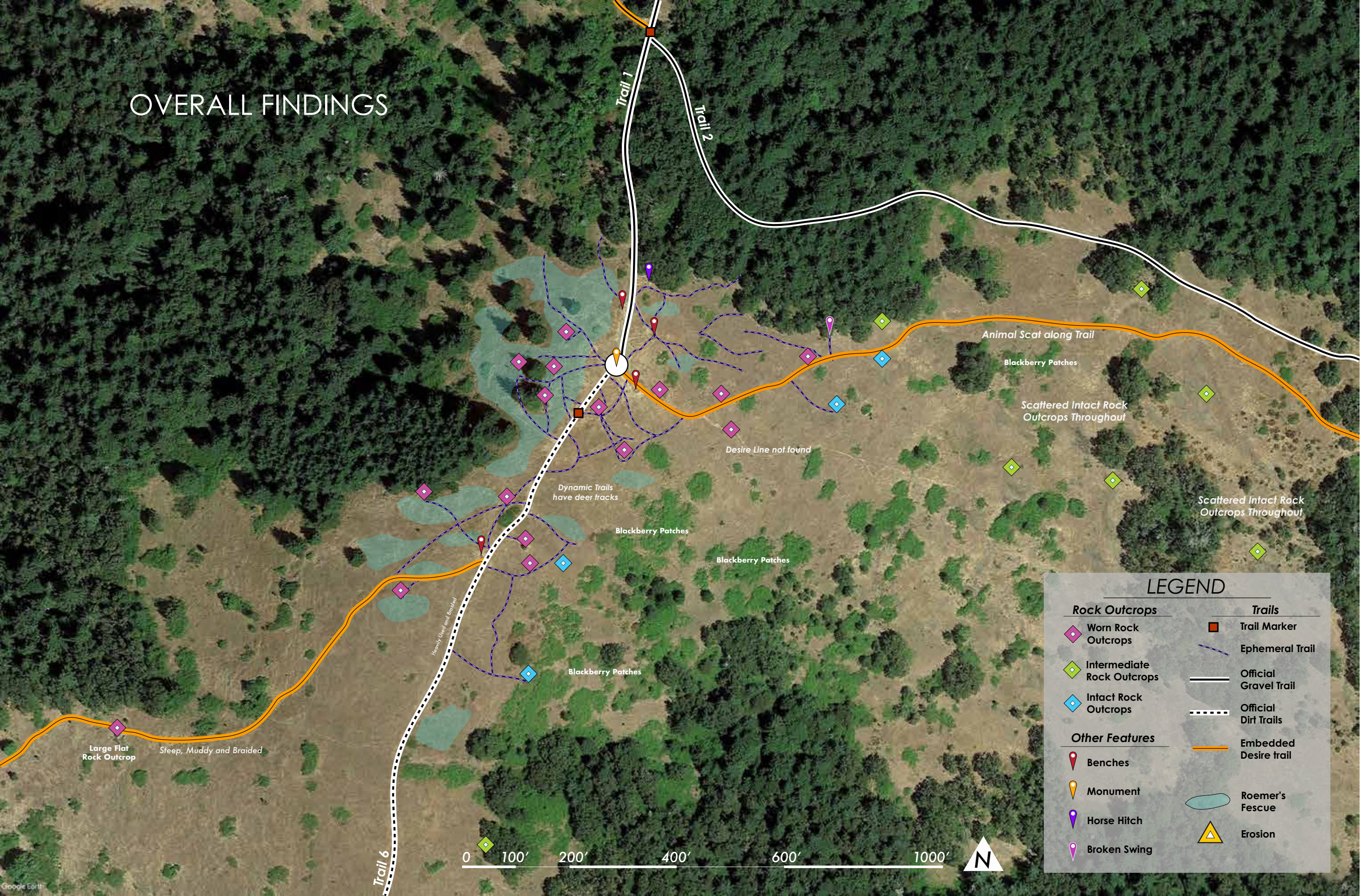


Fig.1: 100 meters buffer along HBRA trails shows that only 40% of the park is outside the zone of projected recreational trail impacts on birds



i-naturalist

OVERALL FINDINGS



Physical traces on the Summit of Mt. Pisgah

Summit Assessment:

The Mt. Pisgah summit is a part of the 2,214-acre HBRA. Trails 1 and 6 are the two main trails that lead to the open prairies of the summit area. The summit has no physical demarcation except for a long ridgeline where Trails 1 and 6 meets. The environmental assessment map traces some of the physical features of the summit area:

1. Vegetation:

Native White oaks and Douglas-fir trees occupy the lower peripheral slopes of the summit area, leaving the central ridgeline peak area to native grasses, Romer's fescue, and perennial forbs.... Interspersed between the swards of Romer's fescue (short) are invasive grasses (tall). Invasive blackberries dominate greater portion of the eastern lower slopes of the summit. Students have suggested planting a palette of native species and using fire as a tool to enhance the biodiversity of the habitat.

Approaching the site from northern slopes on Trail 1, an entrance is formed by a natural transition of White Oak and Douglas-fir trees to the swards of Romer's fescue. Several students have considered this location as a starting point and entrance of the summit in their designs.



2. Trails:

Trail 1 sits along the northwest side of the park, is the most frequently used trail, and is the quickest route to summit Mt. Pisgah. Trail 1 is a wide path constructed of large gravel. Trail 6 leads to the summit from the southern end of the park and is a narrower dirt trail. Due to overuse, the width of Trail 6 increases as it erodes and creates smaller strips of adjoining trails.

The documentation of traces on the summit additionally brought two unofficial, heavily used, trails named “embedded trails X and Y” into recognition. Trails created as a result of the wandering movement of visitors are named “ephemeral trails”. The last six years of historical map records show yearly or seasonal shifts in the position of ephemeral trails.

Ephemeral trails mark the unknowing trampling of Romer’s fescue and are one of the reasons that have increased the spread of invasive grass. Embedded trails cause an additional interruption into the habitat of the upland prairie. Therefore, students have focused on the design to provide a trail system that can reduce the impacts of unofficial trails.



Fig.1: Official Gravel Trail 1



Fig.1: Official Dirt Trail 6



Fig.1: Embedded Desired ‘X’ and ‘Y’



Fig.1: Ephemeral trails

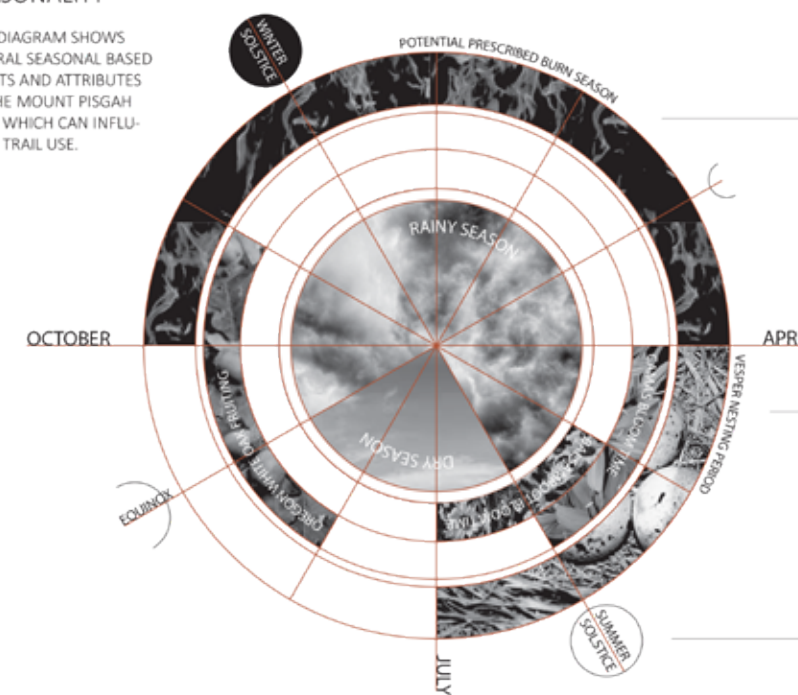
3. Monument:

The monument on the summit of 1500-ft of Mt. Pisgah is a 40-inch tall bronze pedestal designed by the sculptor, Peter Helzer, in 1990. The brass sculpture illustrates the geographical features of the surrounding viewshed whereas the sides are embellished with historic fossils records of marine life in the Willamette Valley. The slots designed into the pedestal are oriented towards the northeast and the southwest and highlights views of the sun during the summer and winter solstices.

For people who visit Mt. Pisgah, the monument is not only sacrosanct but also serves as a landmark of the summit. Considering the importance of the monument, all the students decided to leave the monument unchanged. Some students enhanced the location of the monument, suggesting a design for its peripheral paving where others integrated the function of the monument as inspiration of their conceptual designs.

SEASONALITY

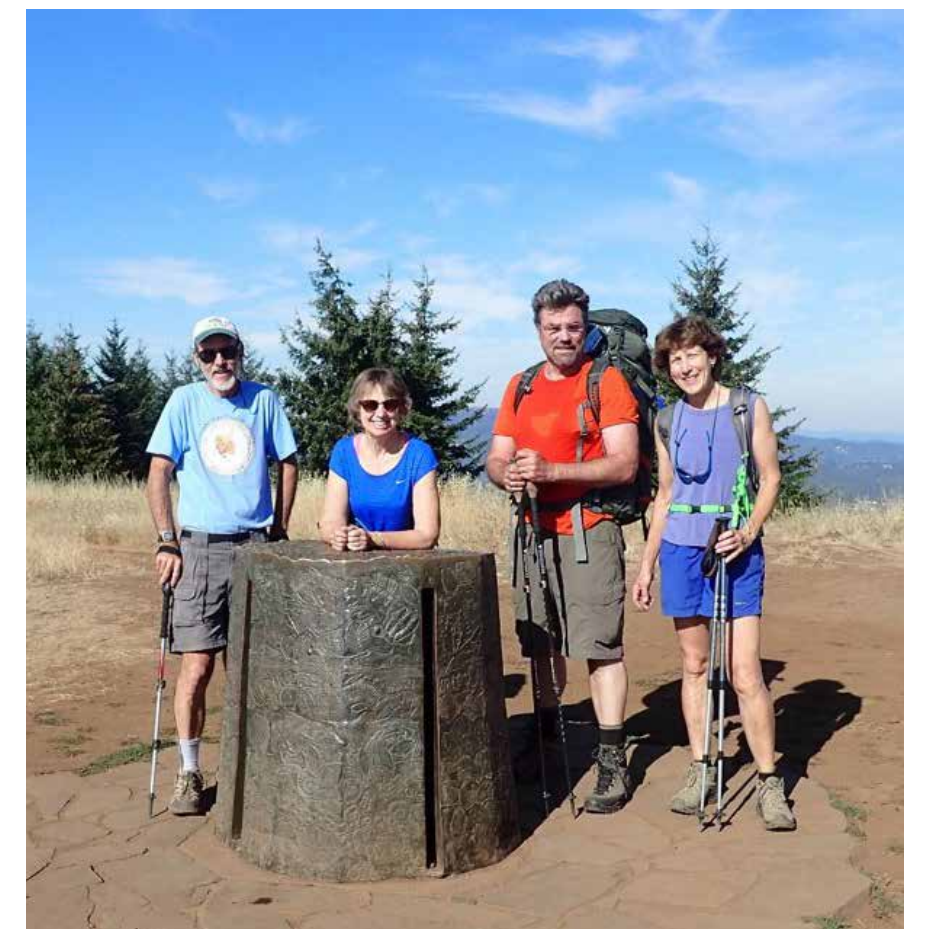
THIS DIAGRAM SHOWS SEVERAL SEASONAL BASED EVENTS AND ATTRIBUTES OF THE MOUNT PISGAH AREA WHICH CAN INFLUENCE TRAIL USE.



PRESCRIBED BURN SEASON IS ONE OF THE MOST VITAL ELEMENTS. IT IS ESSENTIAL FOR THE TYPE OF PRAIRIE RESTORATION SPECIFIED IN THE HBMP AND WILL ALSO AFFECT TEMPORARY TRAIL CLOSURES. THESE HARD TO MISS EVENTS WILL ALSO BE A VALUABLE EDUCATIONAL OPPORTUNITY TO TEACH THE PUBLIC ABOUT THE CULTURAL HISTORY AND ECOLOGICAL BENEFITS OF PRESCRIBED BURNING.

THE OREGON VESPER SPARROW NESTING TIME IS ALSO CRITICAL. IT IS A GROUND NESTING BIRD AND IS ESPECIALLY SUSCEPTIBLE TO THE CONSEQUENCES OF OFF TRAIL TRAMPLING.

BECAUSE OF THE CLEVERLY DESIGNED MONUMENT BY PETE MELZER, THE SOLSTICES ARE AN ESPECIALLY POPULAR TIME TO VISIT THE SUMMIT.



4. Rock Outcrops:

Numerous rock outcrops are found on the summit of Mt. Pisgah. The team of students in environmental studies scrutinized the health of xerophytic species growing on each outcrop. Based on the findings, rock outcrops were divided into three categories: worn rock outcrops, where xerophytic species have tread down; intermediate rock outcrops, where the outcrop shows signs of wearing; and intact rock outcrops, where the outcrops were still covered with xerophytic species. Fig.. reveals that almost all the rock outcrops close to the trails and ridgeline were well-worn, whereas rock outcrops on the steeper slopes along the edge of the summit were either in intermediate or intact condition.

Outcrops on the summit near the ridgeline areas are used by people to stand/sit and view the vistas. Visitors unintentionally disturb the life growing on these outcrops when they sit and stand on them. Many students took action in their designs to protect the rock outcrops. Some of them have highlighted the growth of xerophytic species, while some of them have added more intentional stone seating so the original outcrops of the summit stay intact.



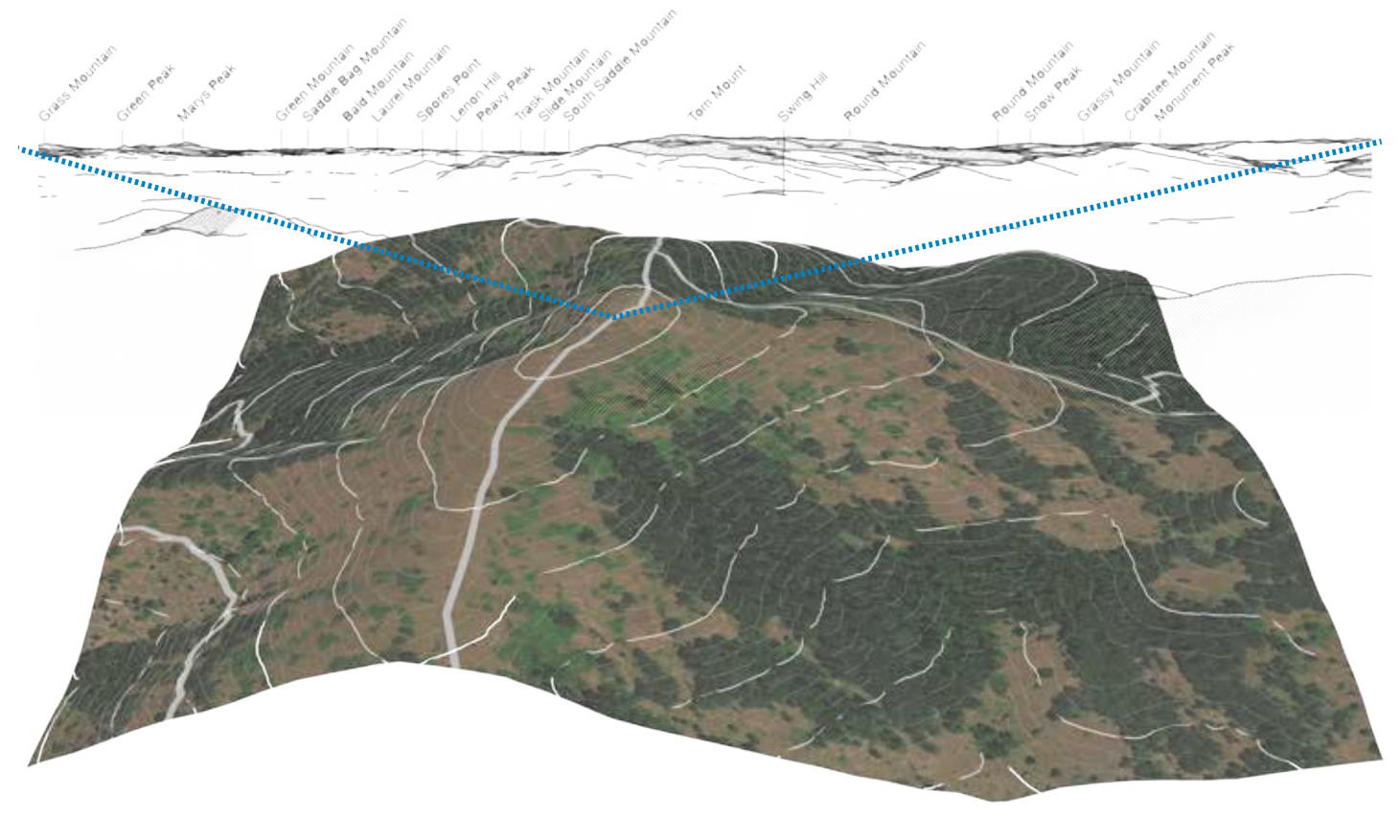
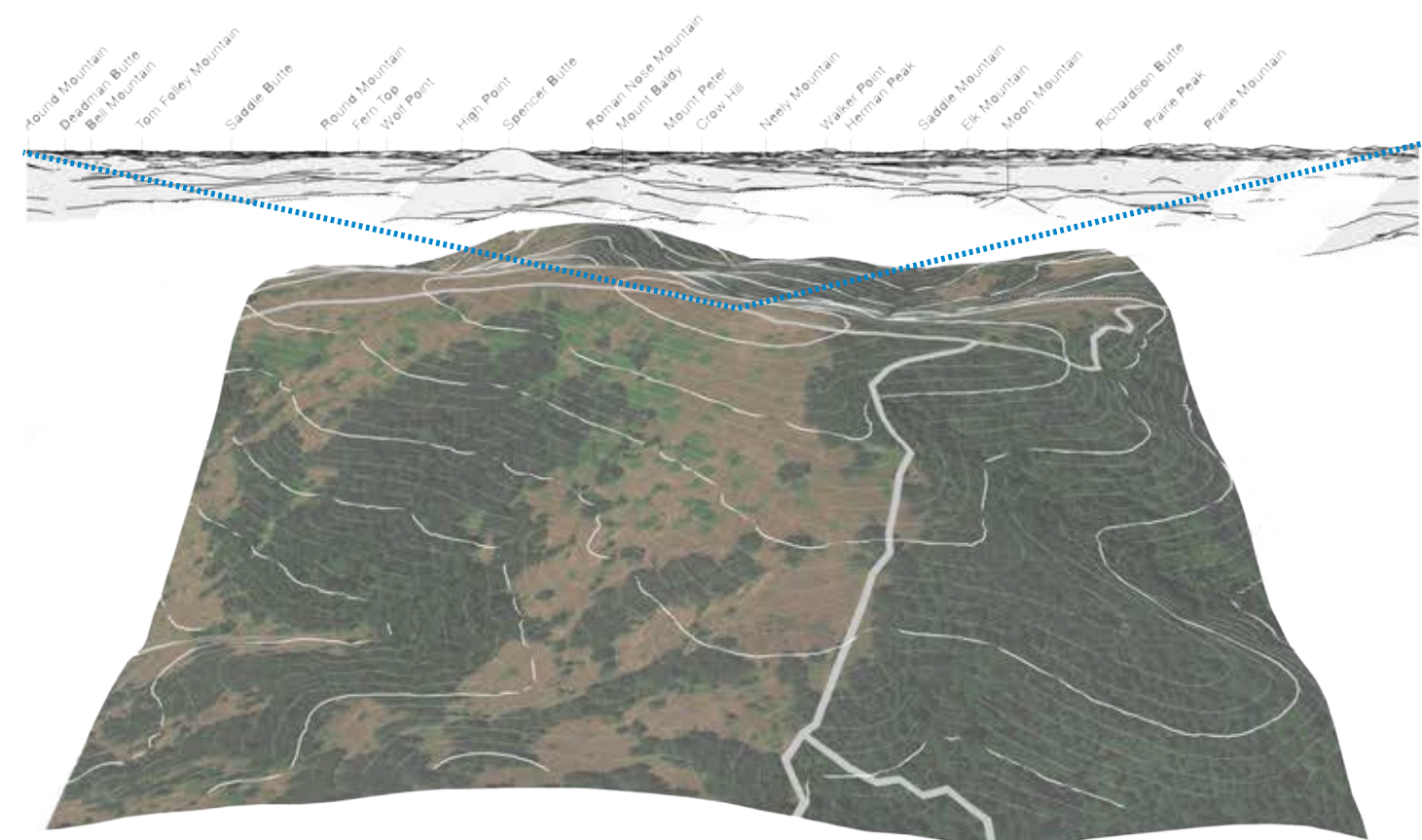
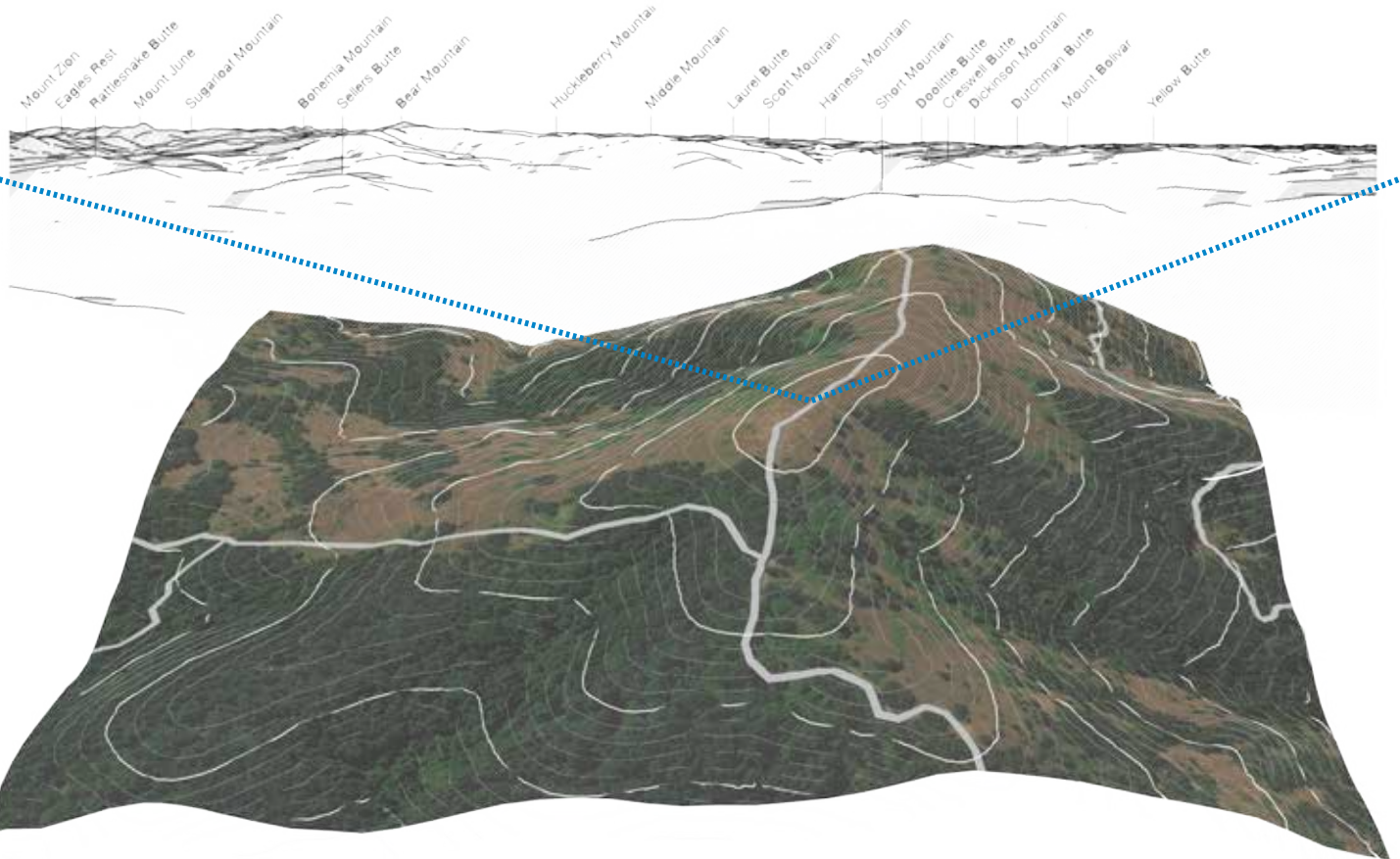
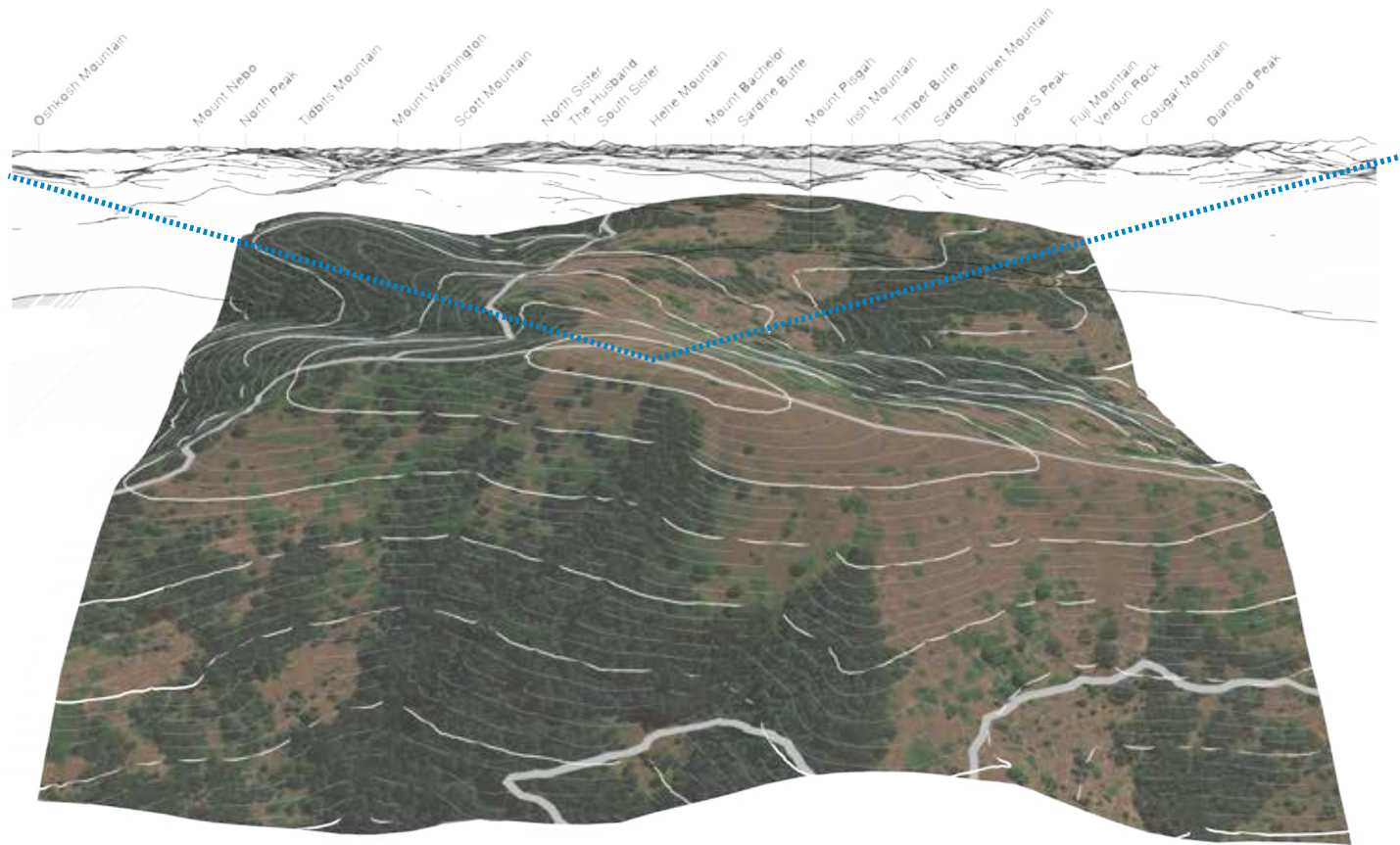
Fig.1: Worn Rock Outcrop



Fig.1: Intermediate Rock Outcrop



Fig.1: Intact Rock Outcrop



Summit Views:

The prairie landscape of the summit facilitates some extraordinary views and vistas of the Willamette Valley. The summit offers contiguous, almost 360-degree peripheral views of mountain ranges such as Mount Baldy and Spencer's Butte in the west; Sellers Butte, Short Mountain, and Rattlesnake Mountain in the south; and the Cascade Range with snow-clad views of Diamond Peak and the Three Sisters towards the east.

The viewshed analysis created through remote sensing data shows that removing some of the coniferous trees towards the lower western slopes of the summit will enhance the viewing range on the western slopes; an area increasingly obstructed by conifer encroachment.

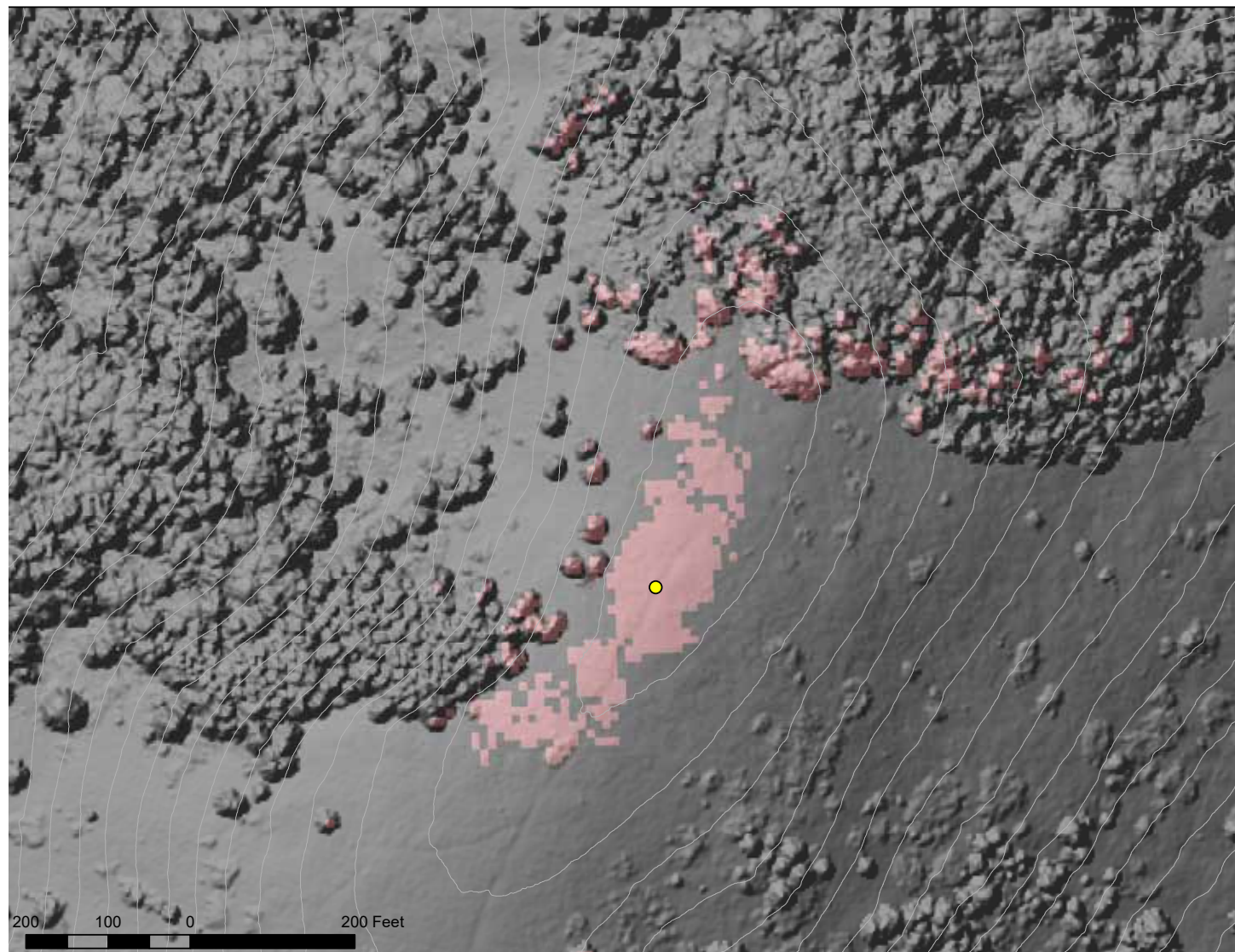
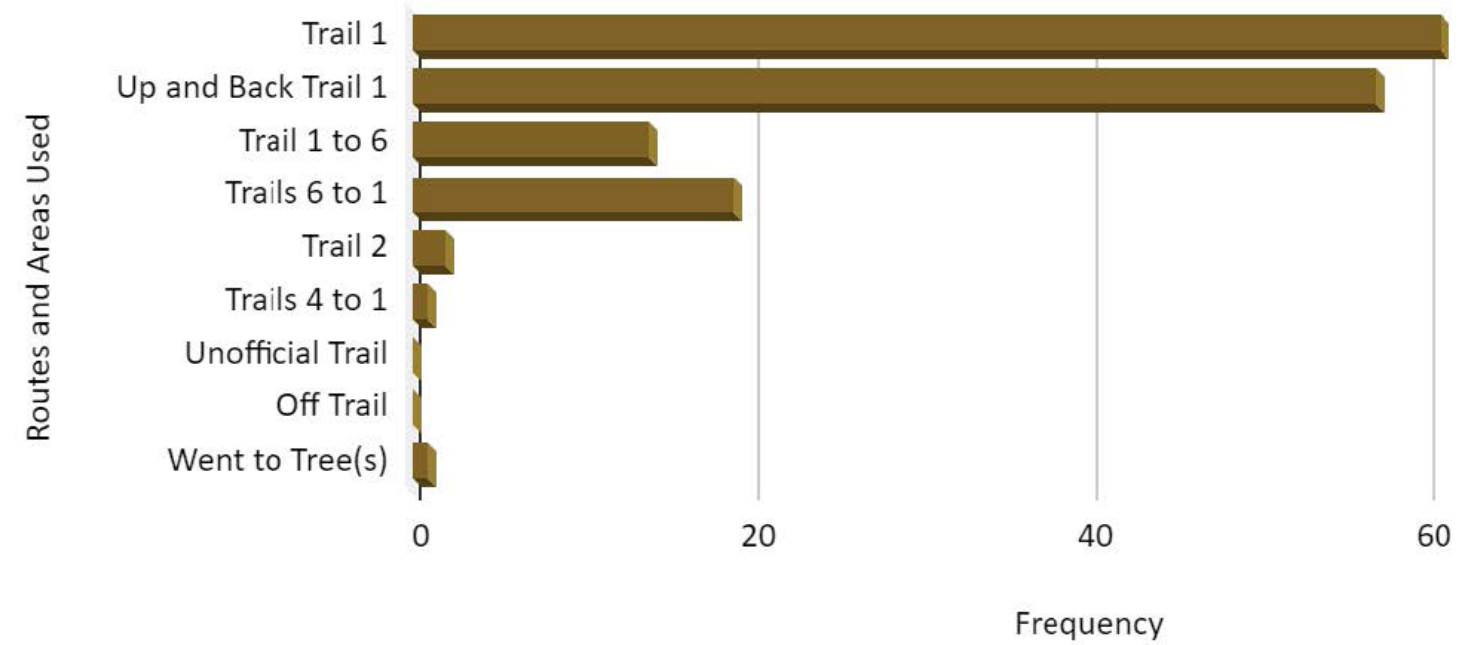


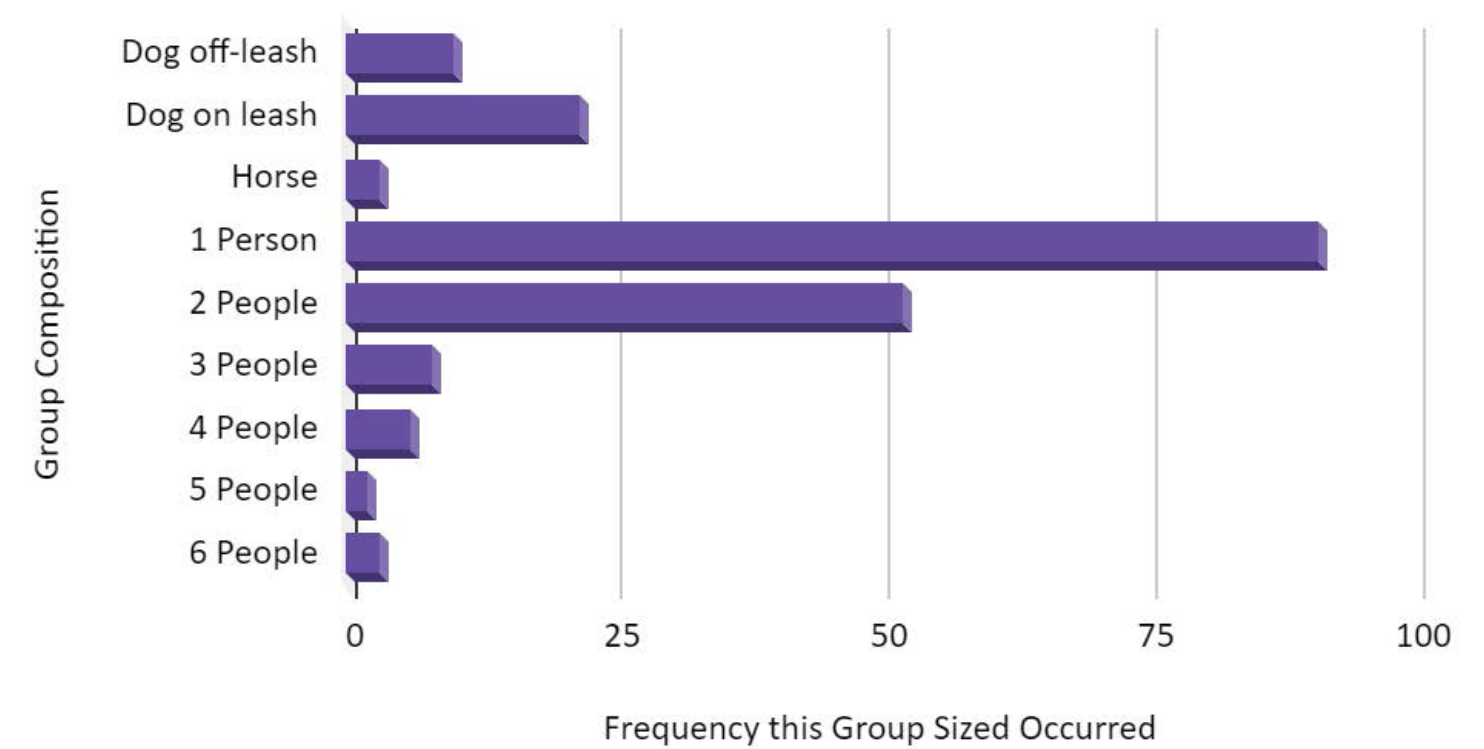
Fig.1: Removal of few Douglas-fir trees from western slopes will open up to view Mt. Baldy and Spencer Butte



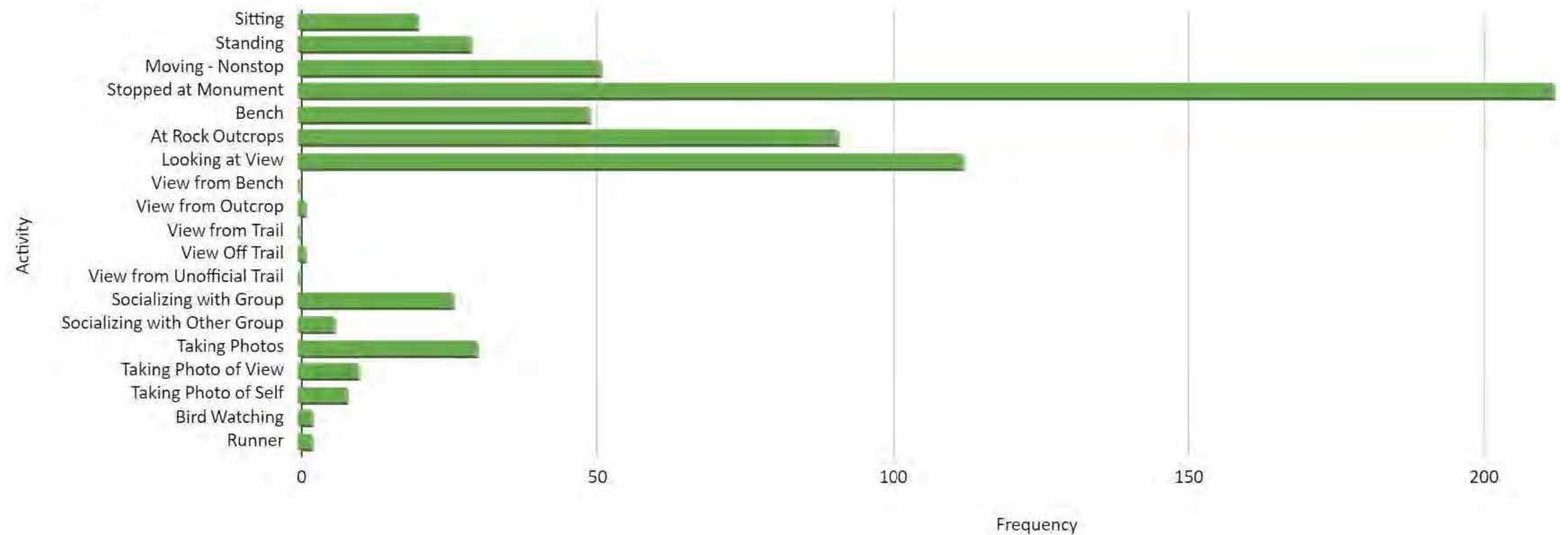
Routes and Areas Used Frequency



Group Composition and Size



Activity and Frequency



Observational User Data:

The user data collection was done to better understand how the summit is used by visitors and spanned several days at different times of day. Students stationed themselves at the summit and recorded user activity through coded data entries.

All the students participated in fieldwork by collecting user data including:

- Group composition and size
- Use of routes and trails and movement on the summit
- Types of activity and time spent on the summit

The data identified some valuable observations about how the summit is used. The students took special note of the following observations when working on their designs:

- Trail 1 is the most used trail to reach the summit
- Most of the visitors stayed on the summit for 5 minutes to 30 minutes
- Almost all the visitors stopped/paused their journey at the monument
- Visitors went off-trail to seek views and solitude
- Visitor's generally preferred to sit at the benches if they were empty. However, there were some cases where visitors chose to sit on the outcrops with their dogs
- Trails were used to socialize within and between groups of visitors



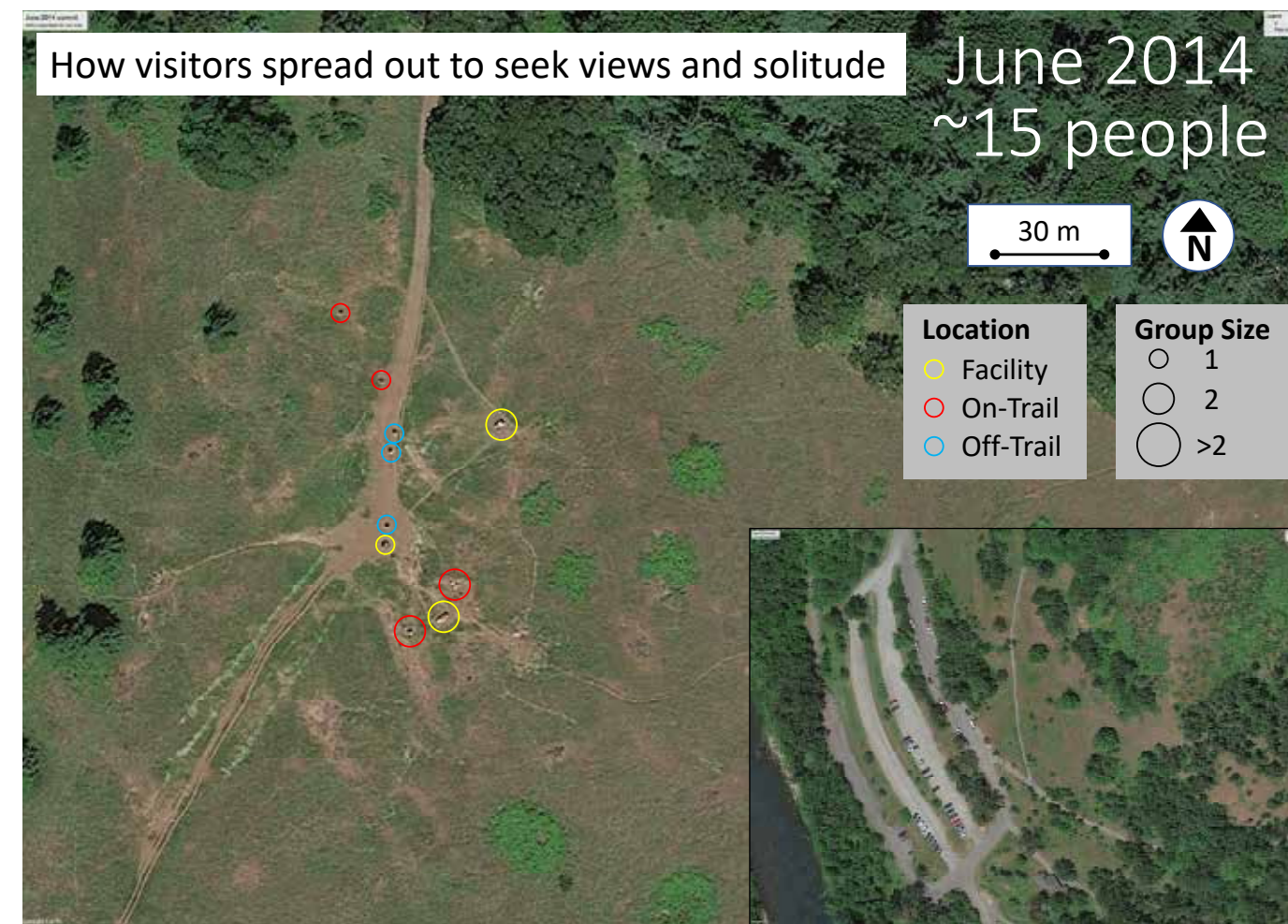


Fig.1: Impact of visitors on the summit landscape of Mt. Pisgah

Conclusions:

The Environmental Assessment Team brought attention to visitor activity as well as impacts they have unknowingly caused on the summit. Fig.. shows a dense network of unofficial trails trampling across the sensitive habitat of the summit landscape. The map also captures 1 to 17 visitors at one time on the summit for scale.

Most visitors spent a short amount of time on the summit but sought views and solitude while there. It was also determined that although the weekends had larger crowds, weather and seasonal changes had little impact on the number of visitors.

The sensitivity of the summit was evident in the wear on the landscape that students observed. From the eroded trails, to the abundance of invasive, to the degraded rock outcrops, the summit is in dire need of intervention to protect the summit landscape and its unique habitat from unaware visitors. This research encouraged students to seek designs that capture the sense of spaciousness and solitude visitors were drawn to- while conserving the valuable habitat of the Mt. Pisgah summit.

Chapter 5

Student Work

Students were asked to redesign the Mount Pisgah summit and brainstorm ways to protect it from damage as visitation continues to rise. After teams had completed their research portions, students got to work on their design projects, informed by the HBRA Management Plan goals and the site research that took place.

Students were encouraged to employ multiple strategies to limit user capacity at the summit, and many students do suggest changes to the park at the HBRA site level. However, most of the energy was concentrated to the summit designs.

Summit designs considered user experience, restoration, wildlife, materials, circulation, views, education, and programming among other things. Students worked hard to represent their **spatial** interventions through maps, diagrams, and renderings.

The student projects have been organized by the similarities of their summit design or features in the following categories:

Integration of Prescribed Burns

Jigisha Modi, Taylor Bowden

Landform Manipulation + Extraction

David Pauls, Sierra Gardiner, Kris Parr

Loops + Gathering Spaces

Alissa Brunkhorst, Annie Williams, Wen Po Hsu, Lexi Smaldone

Observational Boardwalks + Structures

Carmela Sambo, Jeffrey Keubler, Jiawei Luo, Su Li

Student Themes

The work of each student is unique, but there are some shared themes and interventions found throughout the projects:

Site:

- Naming trails and suggesting loops
- Re-aligning trails for species management
- Making some rogue trail official
- Adding rest areas
- Adding built destinations
- Educational signage

Chapter 6

Chapter 6: Wrap Up

Suggestions for Redesigning the Mt. Pisgah Summit:

Students produced a plethora of great ideas through this studio, and the following suggestions are based on their rigorous research, community outreach, and designs:

Design Process:

- User data collected during this studio was limited by many constraints, particularly time, participant diversity, sample size, and the inability to make revisions. The social systems data could be looked at as a pilot survey to be improved upon, but there should be more HBRA user surveys which account for a statistically random samples and follow strict research guidelines.
- At the time of the studio, students desired more information on how native indigenous people used the HBRA, and if there was any historical significance of Mount Pisgah. There is not a lot of data on the past and present relationship native peoples have with the park, and more information as left to be desired.
- Students did not engage with issues of diversity, equity, and inclusion within the park, and improving these standards should be addressed within the management of HBRA.

HBRA Design:

- Consider naming trails to replace the current numbering system. Students used trail names as an opportunity to educate by naming trails after conservation species, such as ‘Vesper Sparrow Trail’. Naming trails may serve to be more memorable for park users and consequently clearer.
- Some students made shifts to the existing trail system by organizing trails as loops for additional clarity and suggestive navigation.
- Maintaining and improving infrastructure around the entire park will encourage use in other areas besides the summit.
- Creating more points of rest along main trails allow for greater accessibility and may serve as destinations as an alternative for summitting.

Summit Design:

- Summit infrastructure should use natural materials which feel native to the park.
- Construction materials must also be fire resistant to tolerate prescribed burns at the summit.
- A focus on planting and restoring native prairie vegetation at the summit was important to

all designs, with some students suggesting the inclusion of botanical labels to educate park users.

- Views were important to student designs, with some advocating the thinning of conifers around the summit to open more views.
- Highlighting views also took the form of using the slopes of the summit to build platforms for viewing the surrounding landscape.
- The summit monument is an important cultural element of the Mt. Pisgah, so no students suggested that it be moved, and many designs centered themselves around the monument.
- A need for designated gathering spaces of varying sizes was clear to students, with some students creating spaces for celebrations and ceremony as an opportunity for community engagement and education.
- Using design to educate the public was a priority for most students. Because of the high traffic the summit receives, students highlighted features of the summit, such as: Oregon White Oaks, prescribed burning, native vegetation, and stone outcrops.
- The students suggested different levels of intervention throughout the designs. Some were very minimal, while others made significant changes to the summit. While users may be hesitant to change, high-intervention designs are worth considering so long as the natural beauty of the summit is celebrated.

Lane County Parks Operations Report

May 2021



Maintenance Staff:

Coast Zone

- Harbor Vista Cabins Permitting
- Harbor Vista Cabins Rebar Footings
- Opened Seasonal Day-Use Parks
- Mowing & Landscaping
- Water and sewage testing
- Maintenance run twice a week all parks

Valley Zone

- FCA Support
- W/X Water Relay Break. Converted to Wireless System.
- Opened Forest Glen Park to Public
- Water Leak Repairs at Fern Ridge
- Maintenance run twice a week
- Domestic water and sewer readings twice a week
- Mowing & Landscaping

Administration:

- Facilitated HBRA Weekly Stakeholder Meetings
- Project oversight of Facility Condition Assessment
- Project oversight of Armitage Campground Expansion with Branch Engineering
- Assisted Bob Keefer in Preparation of Parks Funding Task Force Report (Provided O&M Budget Information)
- Facilitated Bi-weekly Staff Meetings
- Participated in Quarterly Recreation Providers Meeting with USACE
- Participated in COVID-19 Quarterly Discussions with USACE
- Assisted Field Staff with Operations Support
- Managed the Placement of Physical Distancing & COVID-19- Related Signage Throughout Park System
- Finalized Friends of Buford Park Lease
- Worked with Michelle on FY 22 Parks Division Budget including CIP
- Presented Parks Division Budget to Budget Committee & County Administration
- Managed the Following Projects: Armitage Campground Expansion, Facilities Condition Assessment, & Parks Funding Task Force