PARKS ADVISORY COMMITTEE

AGENDA

Monday, May 10, 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** – (30 min.)
  1) Sheriff's Mounted Posse Update
  2) Facility Condition Assessment Update
  3) Parks Funding Task Force Update
- **VI.** **Old Business** – All (15 min.)
  1) None
- **VII.** **New Business** – All (20 min.)
  1) North Jetty
  2) Climate Advisory Committee Report
- **VIII.** **Open** – All (5 min.)
- **IX.** **Natural Areas 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

March 8, 2021
Meeting Summary

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_030821.mp4

Members Present:	Ashley Adelman, Jim Mayo, Kevin Shanley, Greg Hyde, Carl Steifbold, Mike Allen
Members Absent:	Tyger Gruber
Staff Present:	Brett Henry, Ed Alverson, Michelle Hunt, Cynthia Schlegel
Guests Present:	Wisteria Stuart and Randy Dersham, McKenzie Discovery Center

Chair Adelman called the meeting to order at 6:01 p.m.

00:02:40 Public Comment

- None

00:02:54 Assignment Review

- Henry interviewed PAC candidates.
- Henry reported back to the PAC the cost for the Master Plan Work was 161k.
- The Climate Action Plan has been added to agenda for the next meeting.
- Henry will hold off on putting Eagle Rock on agenda until plans are worked out further.
- The PAC needs to decide what to do with the April PAC meeting as Henry will be on paternity leave. Henry suggested taking April off and replace it with an August meeting. The PAC decided to cancel April's meeting and will meet on August 9th instead. Ashley Adelman called motion, Mike Allen seconded; the motion passed unanimously.

00:08:44 Review of Meeting summary for February 8, 2021

- Approved as written; Jim Mayo motioned, Mike Allen seconded, motion passed unanimously. Allen noted one change that minutes should reflect he is approved as the liaison to the PAC for the Climate Action Committee.

00:10:50 Staff Updates

- McKenzie River Discovery Center Update – Wisteria Stuart, new Executive Director and past Executive Director Randy Dersham attended the PAC meeting and gave a report on the 235K grant from the Murdock Charitable Trust Foundation. The grant will fund the Executive Director position for the McKenzie River Discovery Center over the next three years. Stuart reports the Discovery Center concept design has been finalized and the building placement site was selected. Restoration work on historic buildings has begun. Stuart reports most of the historic property survived the Holiday Fire.

00:26:54

- Facility Condition Assessment Update – Henry gave an update on the Facilities Condition Assessment and provided the PAC with a preliminary report from Faithful & Gould. Henry will have a more detailed report presented at the next PFTF meeting on March 25.

00:36:25

- Parks Funding Task Force Update – Henry gave a brief overview from the last meeting PFTF meeting. Henry stated Faithful & Gould gave a presentation on the Facilities Condition Assessment and Dave Metz from FM3 gave a presentation on the Community Survey Questionnaire they will be conducting for Parks in March.

00:50:17

- Holiday Farm Fire Recovery – Henry stated the McKenzie River Trust is finished removing hazardous trees and debris. Alverson stated the Trust has been working at Forest Glen, Eagle Rock, and Helfrich. Helfrich has been cleared and is safe to reopen, but a little more clean-up is needed. No right-of-way lands adjacent to the highway still need to be cleared; ODOT is still working to clear hazards. Henry and Alverson have a site visit scheduled with a representative from ODOT next week.

00:58:57 Old Business

- West Lane District PAC Member Selection – Henry conducted interviews for two PAC member candidates for the West Lane District vacancy. Tyger Gruber was selected and has accepted the position. Gruber's appointment has been added to the April 27th consent calendar for the Board of Commissioners. Mike Allen motioned to approve Gruber's appointment, Carl Steifbold seconded and the motion passed unanimously.

01:05:47 New Business

- North Jetty Plans – Hunt reports Parks has been discussing how to move forward with the North Jetty property. Hunt spoke with the Department of State Lands (DSL) about a lease agreement and will need to go before the board going forward with improvements planned for the property. Parks needs to talk with DSL about putting in power on the property before putting in a host site, fee machine, and a light post by the fee machine. Estimated timeline is six to eight months. Long-term improvements include paving, installing a gate and new restrooms, and creating ADA access to the beach. Hunt stated Parks will do some community outreach to educate the public about the plans for the North Jetty.

- Report on Lane County Climate Action Plan – Allen gave an overview of the last Climate Advisory Committee held on February 26, 2021. Allen stated the recording is on the Lane County's website for those who would like to listen to the meeting. Allen will report back to the committee any ideas the PAC has on how Parks can help with the initiative. Alverson suggested PAC members look at Lane County's Bicycle Masterplan and how Parks could provide more accessibility for bicycles at the parks.

01:34:10 Open

- Allen stated SOLVE is going to be doing spring cleanups and he will be participating in the cleanup at the North Jetty.

01:35:38 Natural Areas Operations Report

- Alverson stated that Bart Johnson from the University of Oregon teaches studios and last year he taught a studio on the Summit of Mt. Pisgah. This year he is working with land owners up the McKenzie that were impacted by the wildfire and the students are doing an analysis of the landscaping and also developing strategies for landowners to rebuild and respond to issues on their land. Alverson will share the work from the students with the PAC when it is completed.

01:42:58 Meeting Wrap-up/Assignments

- Henry will look at the difference between split sample A and B from the FM3 survey and report back to the PAC.
- Allen would like Henry to review what Alverson's assignment will be for the Climate Action Committee.

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

Lane County Sheriff's Mounted Posse & the Howard Buford Recreation Area Horse Arena Grounds

The Lane County Sheriff's Mounted Posse was established May 9, 1941, under the direction Sheriff C.A. "Tom" Swarts.

The posse was originally created to serve as both a community service group, and to assist the sheriff. Posse members were responsible for helping enforce the blackouts during the war years and helped the sheriff with law enforcement in Lane County.

In the beginning, the posse provided additional resources to an understaffed sheriff's office.

However, as time has passed, the posse has become a valuable resource to the Search & Rescue team, assisting with locating and retrieving lost individuals.

The Lane County Sheriff's Mounted Posse continues to be an integral part of the Lane County Search & Rescue program.

Sheriff Harry Marlowe (center, front row) with Posse [circa 1961-1973]

In 1988 the posse began managing the old horse arena at HBRA during the summer months. The arena was dismantled in 2000 because it was too close to the river.

Addressing the North Bottom Lands, the HBRA Master Plan says:

"Here an expanded equestrian center is proposed which features ample parking for vehicles and horse trailers, a mounting ramp, additional competition courses, watering facilities for horses, and rest rooms and drinking water for riders."

- 1973 - Aquisition of 2300 acre Howard Buford Recreation Area.
- 1991 - With 40,000 visitors per year and concerns about overuse and conflicts over how the land should be used, a Task Force was formed to develop a management plan for HBRA.
- 1992-Parks Advisory Committee approved conceptual Master Plan.
- 1993-After public hearings PAC approved Master Plan.
- 1994-Adopted by Board of County Commissioners as a refinement to the Eugene -Springfield Metropolitan Area General Plan.

But…….COVID-19 has bridled the posse.

- Limited training
- No parades
- No social events
- No county fair

One of the foremost functions of the Lane County Sheriff's Mounted Posse has been as Ambassadors of Public Relations for the sheriff's office. Over the course of the years, at one time or another, the Lane County Sheriff's Mounted Posse has attended all parade and holiday functions in the State.

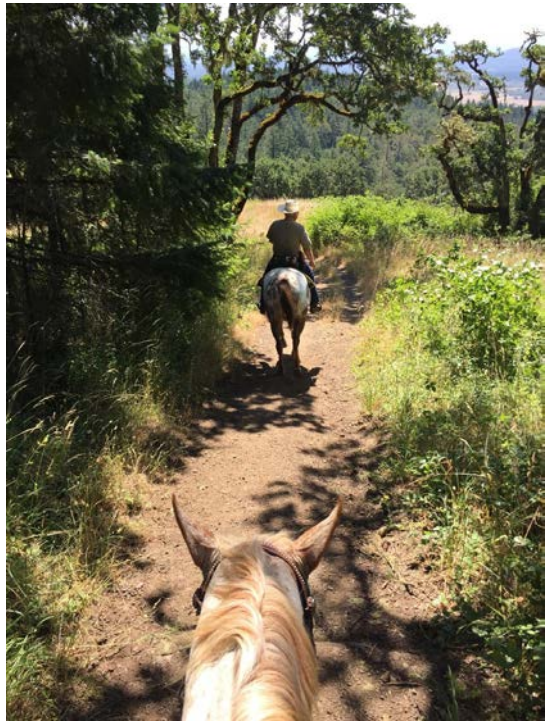
Rhododendron Days Parade, Florence

4th of July Parade, Creswell

The posse assists with parking each year at the Lane County Fair in exchange for a share of the parking proceeds.

The all-volunteer posse relies on donations and fund-raising for all expenses. The county fair is the primary fund-raising event annually for the posse.

The posse conducts mounted patrols of the HBRA and adjacent TNC lands, providing assistance and information to park users when needed.



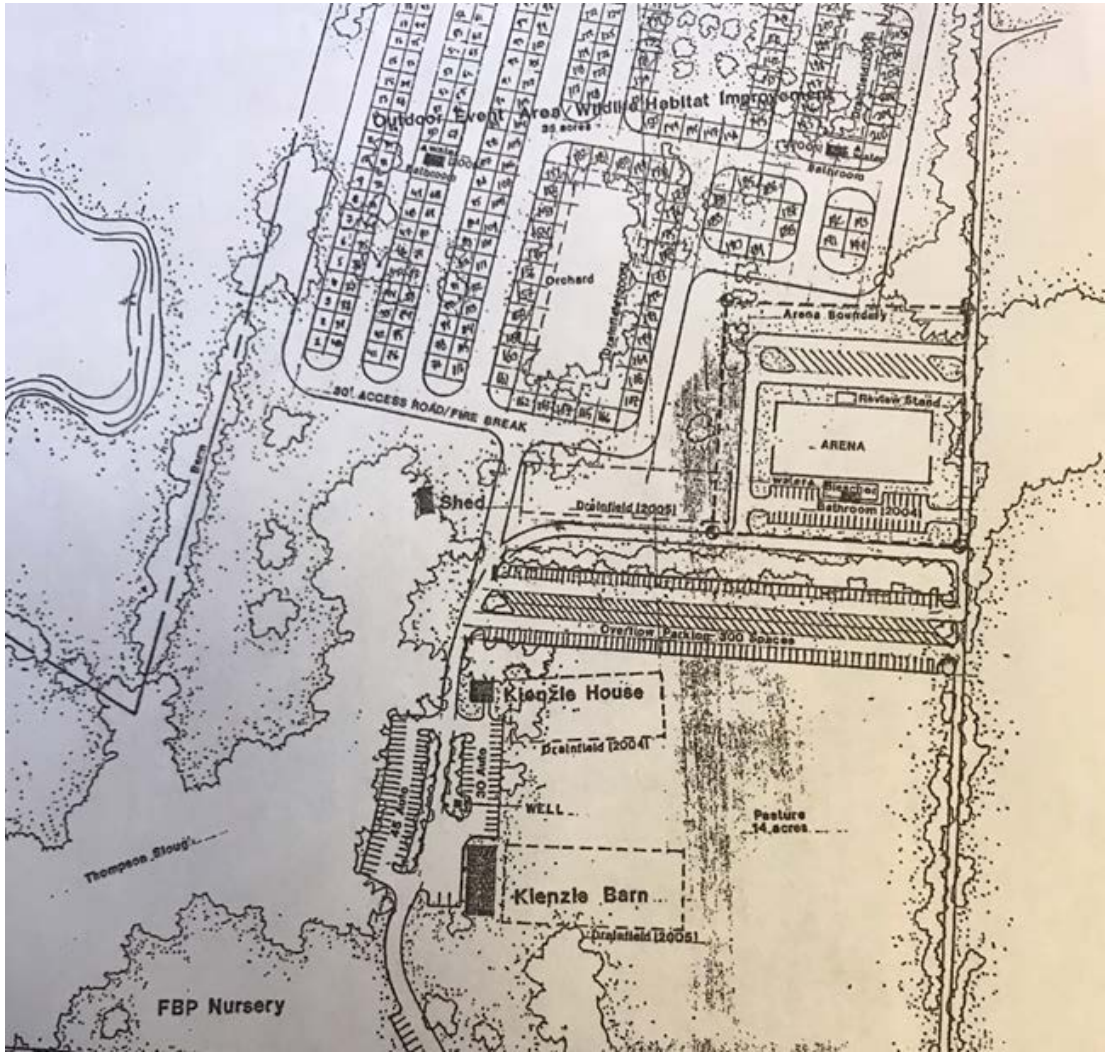
Posse mounted patrols provide a sheriff’s office uniform presence to help deter criminal activity.

The posse provided 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 arena and surrounding grounds and uses it for their events, training and practice.

Today

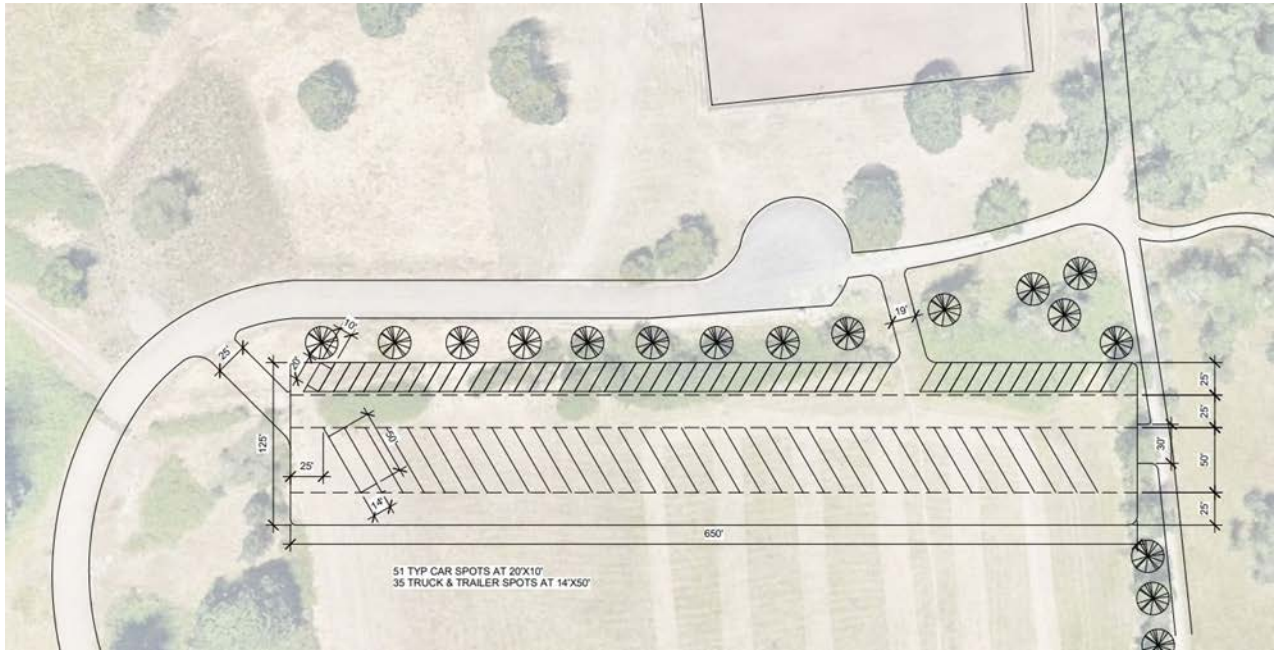
Tomorrow?



In keeping with the HBRA Master Plan, the posse hopes to continue development of the park's Equestrian Center.

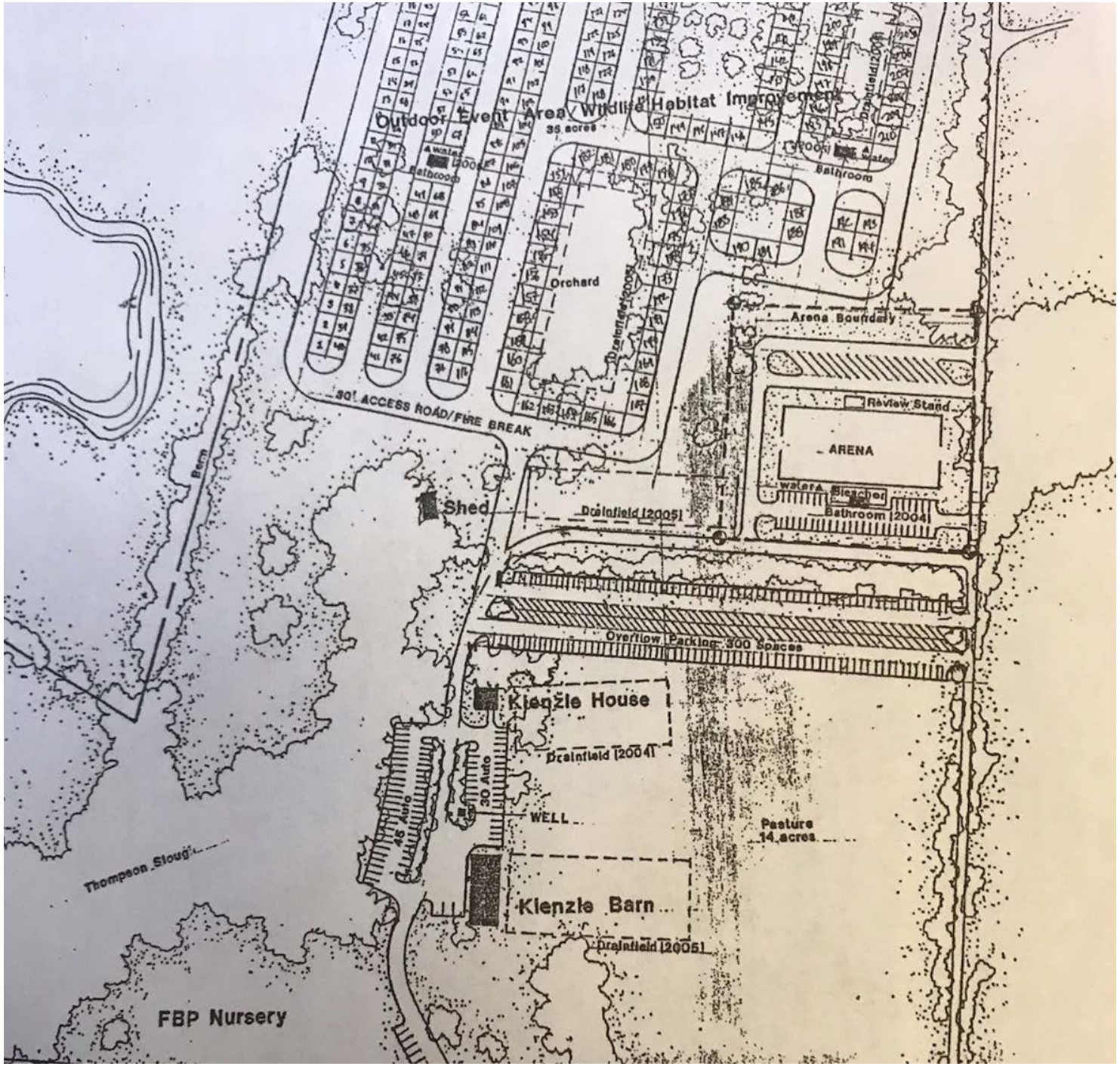
Near term goals include;

- Adding a cover to the arena to allow spring and fall use of the facility.



- Adding pervious, solid-surface parking to support wet-season parking for autos and horse trailers.

For nearly 20 years the Posse has been looking at this proposed diagram for that development as a guide and we believe that the time has come to move forward on this project. What's needed? A plan for action. Leadership and funding.



Facility Condition Assessment

For

Richardson
25950 Richardson Park Rd.
Junction City, OR. 97448

Date of Report : January 27, 2021

Provided By

Faithful+Gould, Inc.

Provided For

Lane County

FAITHFUL+GOULD

Member of the SNC-Lavalin Group

Table of Contents

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	Date 1/22/2020
2. QC REVIEW	REV:	Anna Brophy
(Red = correction)	Date:	Name 1/28/2020
3. CHANGES MADE AND VERIFIED	ORIG:	Name Scott Edson
√ (Blue check next to comment = accept) √ (Yellow highlight over red comment = change made to address comment)	Date:	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	Junction City, OR, 97448
Onsite Date	15-Dec-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

Building Description

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 apearance 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 it's 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 recommend 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 recommeded 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 it's appearance. The countertop was observed to be in poor condition. Based on it's 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 it's 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 it's estimated useful life and is recommended for replacement in order to maintain it's 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 it's 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 recomend replacment 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.

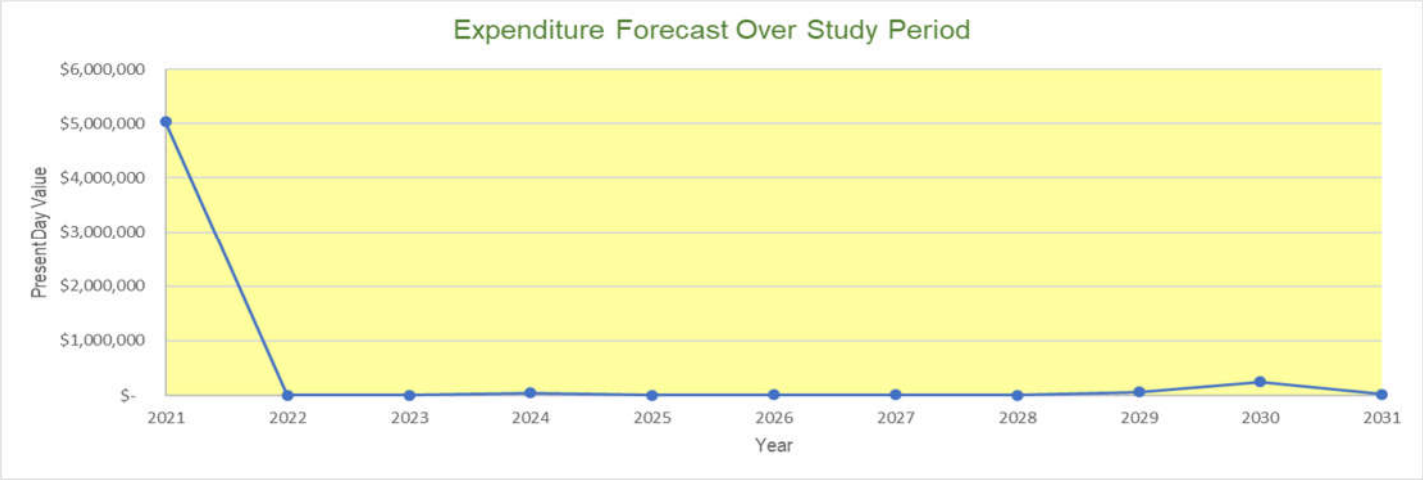
Summary of Findings

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	59.9%
Immediate Capital Needs (Year 0 and Year 1)	$4,860,500
Future Capital Needs (Year 2 to Year 10)	$285,503

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 $5,146,003 (Immediate Needs + Future Needs).



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
$4,860,500	$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	Asset	Year	Expenditure
B Shell	Replacement	Steel Window Units _ Casement, Double Hung, Vent or Sliding	2021	$6,273
B Shell	Replacement	Single HM Doors	2021	$7,234
B Shell	Replacement	Asphalt Shingle Roof – Marina Restroom	2021	$13,403
B Shell	Replacement	Asphalt Shingle Roof	2021	$12,075
B Shell	Replacement	Asphalt Shingle Roof	2021	$7,728
B Shell	Replacement	Skylight _ Plastic	2021	$10,095
C Interiors	Replacement	Ceramic Wall Tiles	2021	$7,234
C Interiors	Replacement	Quarry Tile	2021	$11,477
D Services	Replacement	Cold Water Distribution	2021	$5,730
D Services	Replacement	Water Storage Tank	2021	$72,341
D Services	Replacement	Water Tank, Above Ground – Steel, 20,000 Gal	2021	$25,000
D Services	Replacement	Circulation Pump and Motor, 2 to 5 HP	2021	$50,474
D Services	Replacement	CW Circulation Pump and Motor 5 HP	2021	$8,412
D Services	Replacement	Variable Frequency Drives, VFD, 0 to 20 HP	2021	$9,845
D Services	Replacement	Exterior Wall Pack Light Fixtures	2021	$5,072
D Services	Replacement	Exterior Wall Pack Light Fixtures	2021	$5,072
F Special Construction And Demolition	Replacement	Restroom with Plumbed Fixtures	2021	$32,913
G Building Sitework	Replacement	Concrete Curb and Gutter Sections	2021	$260,669
G Building Sitework	Replacement	Asphalt Parking Lot With Striping	2021	$925,642
G Building Sitework	Replacement	Boat Dock Pressure Treated Wood	2021	$274,252
G Building Sitework	Replacement	Complete Irrigation System	2021	$2,071,645
G Building Sitework	Replacement	2in. PVC Water Pipe _ Direct Bury	2021	$59,142
G Building Sitework	Replacement	4in. PVC Water Pipe _ Direct Bury	2021	$688,269
G Building Sitework	Replacement	Galvanized Pipe	2021	$8,967
G Building Sitework	Replacement	6in. PVC Water Pipe _ Direct Bury	2021	$173,890

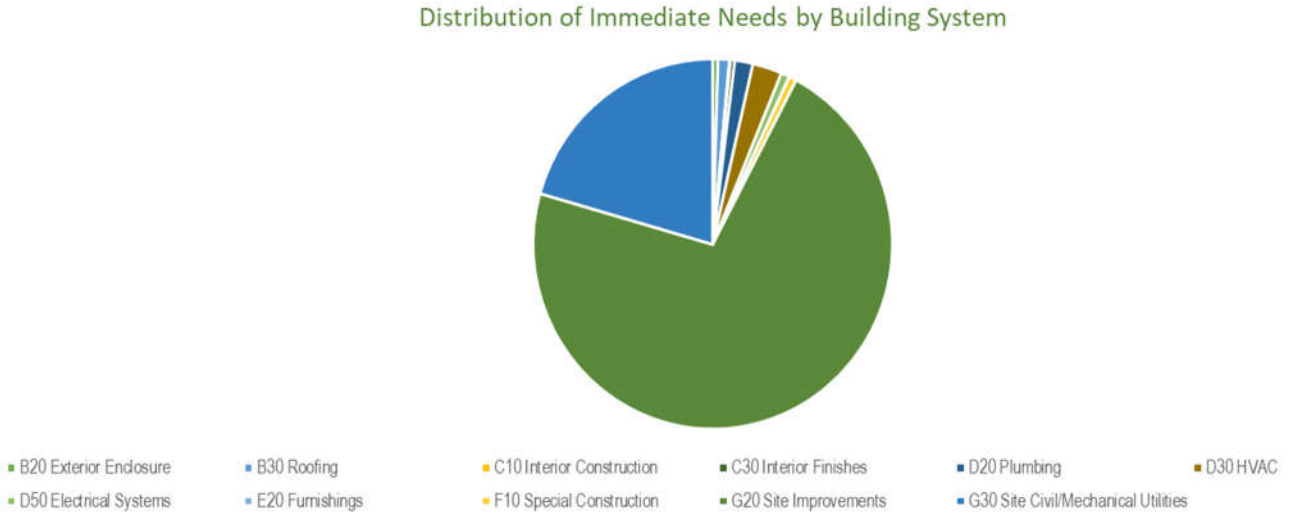
Level 1	Action Type	Asset	Year	Expenditures
G Building Sitework	Replacement	Pumping Station	2021	$20,000
G Building Sitework	Replacement	Lift Stations	2021	$27,980
B Shell	Replacement	Asphalt Shingle Roof	2024	$11,954
B Shell	Replacement	Skylight - Plastic	2024	$6,562
D Services	Replacement	Panelboard, 120 over 240volts 800amps	2024	$24,380
D Services	Replacement	Domestic Hot Water Heater - Electric	2027	$10,868
B Shell	Schedule Action	Repaint Exterior Wall Surfaces	2028	$5,508
B Shell	Replacement	Skylight - Plastic	2029	$8,076
D Services	Replacement	Panelboard, 120 over 240volts 800amps	2029	$24,380
G Building Sitework	Replacement	Ticket Dispenser	2029	$19,401
B Shell	Replacement	Single Solid Core Wood Doors	2030	$5,047
D Services	Replacement	Domestic Water Heater – Electric	2030	$10,868
D Services	Replacement	Domestic Water Heater – Electric	2030	$10,868
G Building Sitework	Scheduled Action	Crack Repair, Seal Coating, and Restriping to Parking Lots	2030	$41,933
G Building Sitework	Replacement	RV Hookups – Electric and Water	2030	$50,600
D Services	Replacement	Domestic Hot Water Heater – Electric	2031	$10,868
D Services	Replacement	Domestic Hot Water Heater - Electric	2031	$10,868

1. All costs are presented in present day value.

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

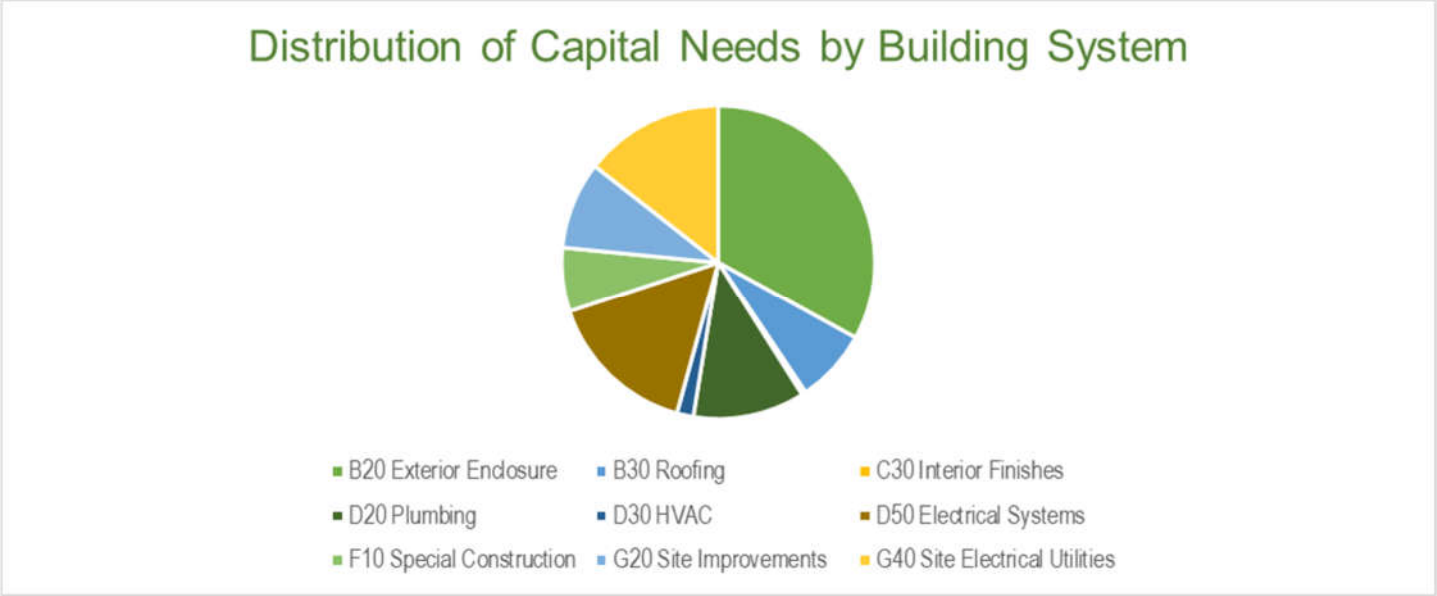
3. Budget for additional project costs of 25%-30% to allow for professional fees, general contractor, overhead and profit management cost.

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



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	$23,763	0.5%
B30 Roofing	$51,316	1.1%
C10 Interior Construction	$4,501	0.1%
C30 Interior Finishes	$19,782	0.4%
D20 Plumbing	$82,025	1.7%
D30 HVAC	$94,993	2.0%
D50 Electrical Systems	$38,217	0.8%
E20 Furnishings	$1,352	0.1%
F10 Special Construction	$32,913	0.7%
G20 Site Improvements	$3,532,209	72.7%
G30 Site Civil/ Mechanical Utilities	$979,429	20.2%
Total	**$4,860,500**	**100%**

Distribution of Future (Year 2 - Year 10) 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	**$285,503**	**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.

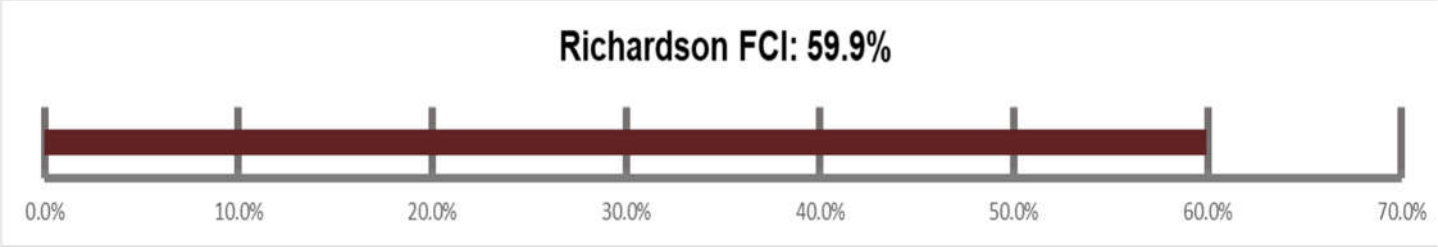
The FCI is the ratio of accumulated Deferred Maintenance (DM) (total sum of immediate required and recommended works) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV. The FCI ranges is from zero for a newly-constructed building, to 100% for a 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:

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

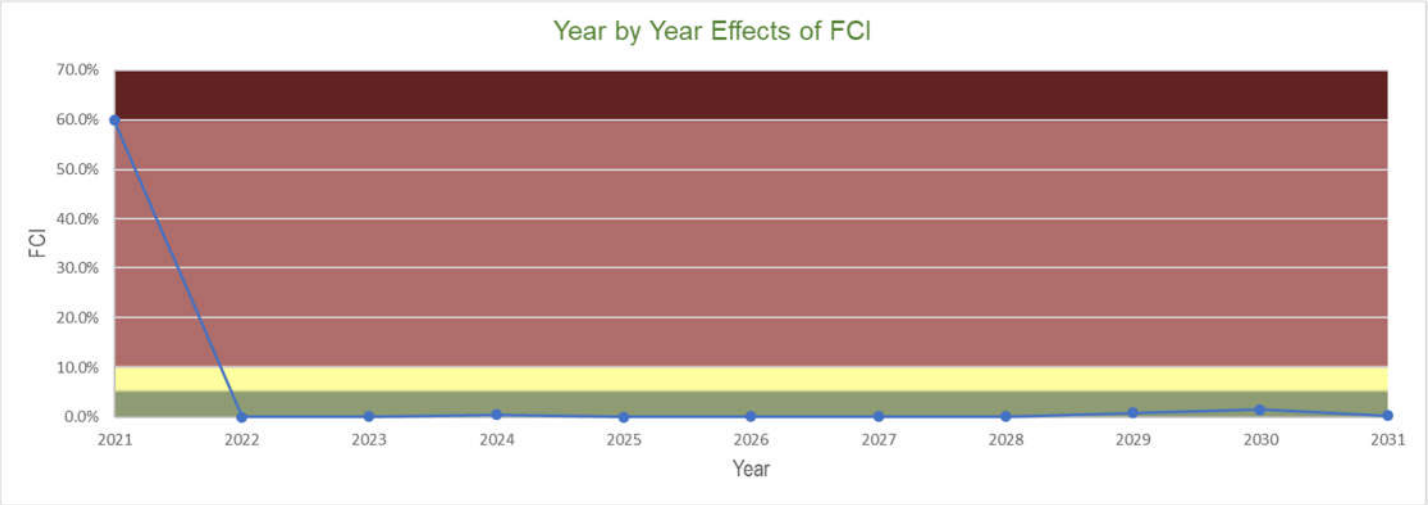
If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

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.

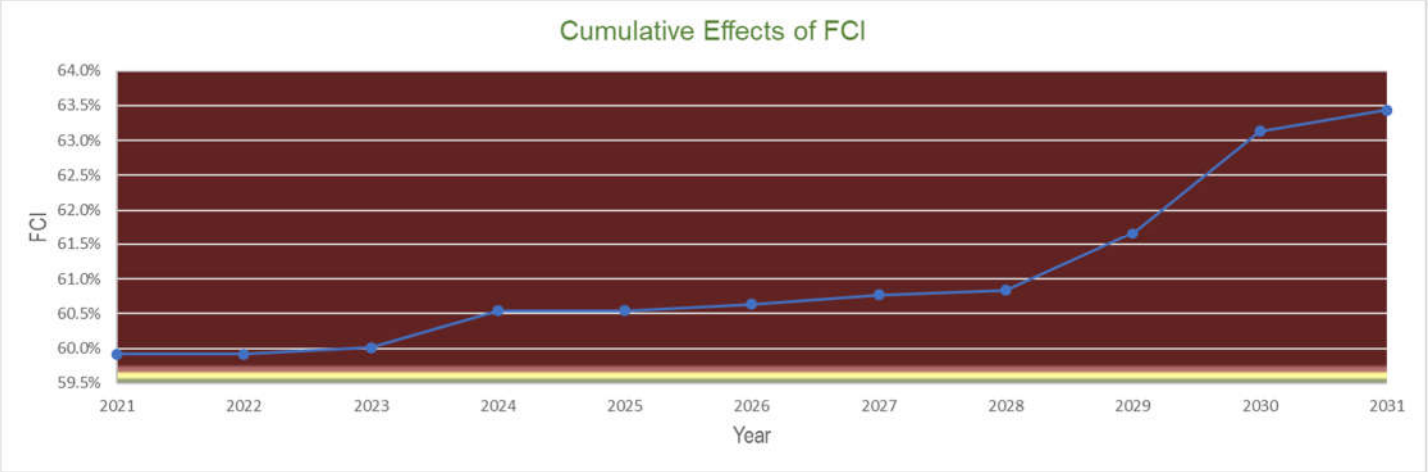


The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures are made to address the identified actions each year.



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
59.9%	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.

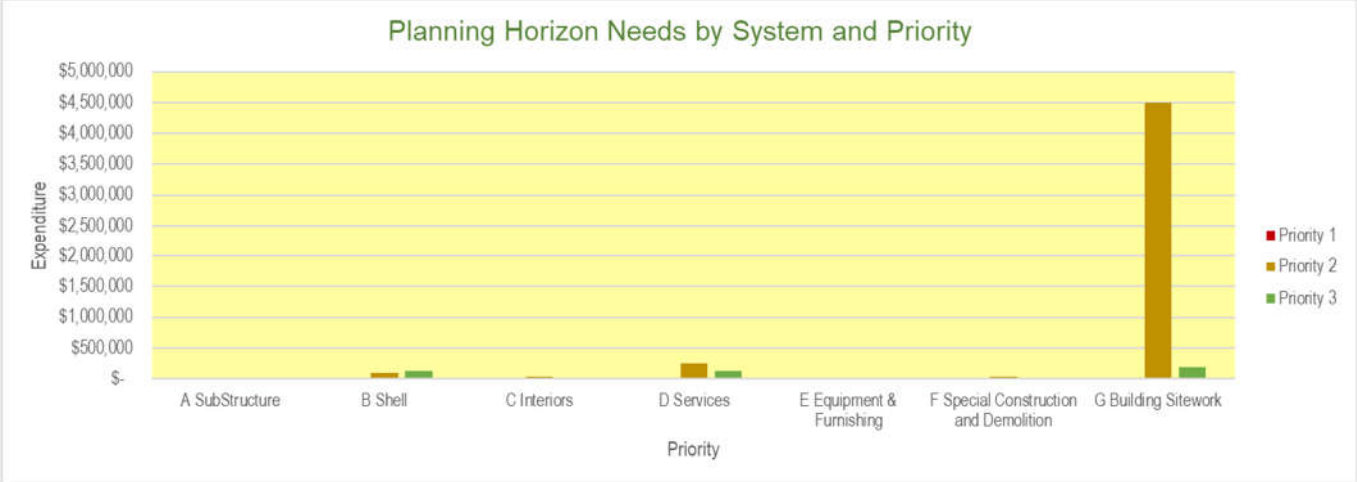


2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
59.9%	59.9%	60.0%	60.5%	60.5%	60.6%	60.8%	60.8%	61.7%	63.1%	63.4%

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	• 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	• 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	• 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	$33,203	$120,237
C Interiors	$0	$25,353	$3,022	$28,375
D Services	$7,908	$211,281	$119,015	$338,204
E Equipment & Furnishing	$0	$2,704	$0	$2,704
F Special Construction And Demolition	$0	$32,913	$0	$32,913
G Building Sitework	$0	$4,491,637	$131,933	$4,623,570
Grand Total	$7,908	$4,850,922	$287,173	$5,146,003

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	• 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	• 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	• 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	$4,854,876
Routine Maintenance	$58,472
Grand Total	$5,146,003

Appendix

Appendix A - Capital Expenditure Table

Richardson

CRV : **$8,112,279**

Year Built : **1960**

GSF : **17,780**

Year	AssetID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2021	LnCty-Prks-0-Rich-B202104 Steel Window Units _ Casement, Double Hung, Vent or Sliding-69	Steel Window Units _ Casement, Double Hung, Vent or Sliding	72	SF	$87.13	$6,273
2021	LnCty-Prks-0-Rich-B202107 Wood Window Units _ Casement, Double Hung, Vent or Sliding-78	Wood Window Units	24	SF	$95.84	$2,300
2021	LnCty-Prks-0-Rich-B203900 Double HM Doors-103	Double HM Doors	1	EACH	$3076.71	$3,077
2021	LnCty-Prks-0-Rich-B203900 Double HM Doors-99	Double HM Doors	1	EACH	$3076.71	$3,077
2021	LnCty-Prks-0-Rich-B203902 Single HM Doors-85	Single HM Doors	3	EACH	$2411.37	$7,234
2021	LnCty-Prks-0-Rich-B203908 Exterior Single Wood Doors-73	Exterior Single Wood Doors	1	EACH	$1802.63	$1,803
2021	LnCty-Prks-0-Rich-B301114 Asphalt Shingle Roof-30	Asphalt Shingle Roof - Marina Restroom	1,665	SF	$8.05	$13,403
2021	LnCty-Prks-0-Rich-B301114-Asphalt Shing Roof-66	Asphalt Shingle Roof	1,500	SF	$8.05	$12,075
2021	LnCty-Prks-0-Rich-B301114 Asphalt Shingle Roof-71	Asphalt Shingle Roof	960	SF	$8.05	$7,728
2021	LnCty-Prks-0-Rich-B301601 Aluminum Perimeter Gutters and Downspouts-42	Aluminum Perimeter Gutters and Downspouts	90	LF	$19.29	$1,736
2021	LnCty-Prks-0-Rich-B301601 Aluminum Perimeter Gutters and Downspouts-49	Aluminum Perimeter Gutters and Downspouts	90	LF	$19.29	$1,736
2021	LnCty-Prks-0-Rich-B302103 Skylight _ Plastic-31	Skylight - Plastic - Marina Restroom	54	SF	$84.12	$4,543
2021	LnCty-Prks-0-Rich-B302103 Skylight _ Plastic-81	Skylight - Plastic	120	SF	$84.12	$10,095
2021	LnCty-Prks-0-Rich-C101405 Toilet Partition-67	Toilet Partition	2	EACH	$2250.61	$4,501
2021	LnCty-Prks-0-Rich-C301206 Ceramic Wall Tiles-86	Ceramic Wall Tiles	300	SF	$24.11	$7,234
2021	LnCty-Prks-0-Rich-C301214 Painted Finish _ Standard-106	Painted Finish _ Standard	425	SF	$2.52	$1,070
2021	LnCty-Prks-0-Rich-C302407 Quarry Tile-83	Quarry Tile	545	SF	$21.06	$11,477

Year	AssetID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2021	LnCty-Prks-0-Rich-D201603 Emergency Eye wash and Shower _ Plumbed-98	Emergency Eye wash and Shower _ Plumbed	1	EACH	$3953.76	$3,954
2021	LnCty-Prks-0-Rich-D202105 Cold Water Distribution-107	Cold Water Distribution	865	SF	$6.62	$5,730
2021	LnCty-Prks-0-Rich-D202205 DHW Expansion tank-14	Water Storage Tank	1,000	GALS	$72.34	$72,341
2021	LnCty-Prks-0-Rich-D301105 Fuel Tank, Above Ground _ Steel, 10,000 Gal-94	Water Tank, Above Ground _ Steel, 20,000 Gal	1	EACH	$25,000	$25,000
2021	LnCty-Prks-0-Rich-D304510 CW Circulation Pump and Motor, 2 to 5 HP-110	Circulation Pump and Motor, 2 to 5 HP	12	EACH	$4206.13	$50,474
2021	LnCty-Prks-0-Rich-D304510 CW Circulation Pump and Motor, 2 to 5 HP-95	CW Circulation Pump and Motor 5 HP	2	EACH	$4206.13	$8,412
2021	LnCty-Prks-0-Rich-D305112 Unit Heater _ Electric, Small-101	Unit Heater _ Electric, Small	1	EACH	$1261.84	$1,262
2021	LnCty-Prks-0-Rich-D306901 Variable Frequency Drives, VFD, 0 to 20 HP-22	Variable Frequency Drives	2	EACH	$4922.74	$9,845
2021	LnCty-Prks-0-Rich-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -26	Panelboard, 120 over 240volts 125amp	125	AMP	$30.48	$3,809
2021	LnCty-Prks-0-Rich-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -32	Panelboard, 120 over 240volts 100amp	100	AMP	$30.48	$3,048
2021	LnCty-Prks-0-Rich-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -46	Panelboard, 120 over 240volts 100 amp - Picnic Shelter	100	AMP	$30.48	$3,048
2021	LnCty-Prks-0-Rich-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -53	Panelboard 100amp - Pavilion	100	AMP	$30.48	$3,048
2021	LnCty-Prks-0-Rich-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -87	Panelboard, 120 over 240volts 100amp	100	AMP	$30.48	$3,048
2021	LnCty-Prks-0-Rich-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -93	Panelboard, 120 over 240volts 100amp	100	AMP	$30.48	$3,048
2021	LnCty-Prks-0-Rich-D502205 Exterior Wall Pack Light Fixtures-39	Exterior Wall Pack Light Fixtures	3	EACH	$845.25	$2,536
2021	LnCty-Prks-0-Rich-D502205 Exterior Wall Pack Light Fixtures-45	Exterior Wall Pack Light Fixtures	2	EACH	$845.25	$1,691
2021	LnCty-Prks-0-Rich-D502205 Exterior Wall Pack Light Fixtures-62	Exterior Wall Pack Light Fixtures	6	EACH	$845.25	$5,072
2021	LnCty-Prks-0-Rich-D502205 Exterior Wall Pack Light Fixtures-63	Exterior Wall Pack Light Fixtures	6	EACH	$845.25	$5,072
2021	LnCty-Prks-0-Rich-D502205 Exterior Wall Pack Light Fixtures-72	Exterior Wall Pack Light Fixtures	2	EACH	$845.25	$1,691
2021	LnCty-Prks-0-Rich-D502228 Fluor. Light 2ft x 4ft Recessed or Surface Mounted Fixtures-105	Fluor. Light 2ft x 4ft Recessed	3	EACH	$345.63	$1,037

Year	AssetID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2021	LnCty-Prks-0-Rich-D502228 Fluor. Light 2ft x 4ft Recessed or Surface Mounted Fixtures-82	Fluor. Light 2ft x 4ft Recessed or Surface Mounted Fixtures	6	EACH	$345.63	$2,074
2021	LnCty-Prks-0-Rich-E201201 Counter Top _ Laminated-43	Counter Top _ Laminated	15	LF	$90.13	$1,352
2021	LnCty-Prks-0-Rich-F101309 Restroom with Plumbed Fixtures-92	Restroom with Plumbed Fixtures	1	EACH	$32913.00	$32,913
2021	LnCty-Prks-0-Rich-G201301 Concrete Curb and Gutter Sections-90	Concrete Curb	8,635	LF	$30.19	$260,669
2021	LnCty-Prks-0-Rich-G202107 Asphalt Parking Lot With Striping-54	Asphalt Parking Lot With Striping	36,670	SY	$25.24	$925,642
2021	LnCty-Prks-0-Rich-G203112 Boat Dock Pressure Treated Wood-88	Boat Dock Pressure Treated Wood	840	SF	$126.50	$274,252
2021	LnCty-Prks-0-Rich-G205701 Complete Irrigation System-50	Complete Irrigation System	959,520	SF	$2.42	$2,071,645
2021	LnCty-Prks-0-Rich-G301101 2in. PVC Water Pipe _ Direct Bury-114	2in. PVC Water Pipe _ Direct Bury	895	LF	$66.08	$59,142
2021	LnCty-Prks-0-Rich-G301102 4in. PVC Water Pipe _ Direct Bury-113	4in. PVC Water Pipe _ Direct Bury	9,199	LF	$74.82	$688,269
2021	LnCty-Prks-0-Rich-G301144 2in. Valve-111	2in. Valve	1	EA	$1181.71	$1,182
2021	LnCty-Prks-0-Rich-G301145 2.5in. Galvanized Pipe Lateral-25	Galvanized Pipe	145	LF	$61.84	$8,967
2021	LnCty-Prks-0-Rich-G301177 6in. PVC Water Pipe _ Direct Bury-112	6in. PVC Water Pipe _ Direct Bury	2,162	LF	$80.43	$173,890
2021	LnCty-Prks-0-Rich-G301500 Other-102	Pumping Station	1	EACH	$20,000.00	$20,000
2021	LnCty-Prks-0-Rich-G302400 Other-91	Lift Stations	1	EACH	$27,979.88	$27,980
2023	LnCty-Prks-0-Rich-C301214 Painted Finish _ Standard-60	Painted Finish _ Standard	600	SF	$2.52	$1,511
2023	LnCty-Prks-0-Rich-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -23	Panelboard, 120 over 240volts 100amp	100	AMP	$30.48	$3,048
2023	LnCty-Prks-0-Rich-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -24	Panelboard, 120 over 240volts	100	AMP	$30.48	$3,048
2024	LnCty-Prks-0-Rich-B301114 Asphalt Shingle Roof-57	Asphalt Shingle Roof	1,485	SF	$8.05	$11,954
2024	LnCty-Prks-0-Rich-B302103 Skylight _ Plastic-56	Skylight - Plastic	78	SF	$84.12	$6,562
2024	LnCty-Prks-0-Rich-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -58	Panelboard, 120 over 240volts 800amps	800	AMP	$30.48	$24,380
2026	LnCty-Prks-0-Rich-B102302 Wood Joists Supporting Exterior Grade Plywood-37-A1	Paint Exterior Walls	704	SF	$2.19	$1,542
2026	LnCty-Prks-0-Rich-B201128 Painted CMU Walls -70-A1	Paint Exterior Walls	478	SF	$2.19	$1,047

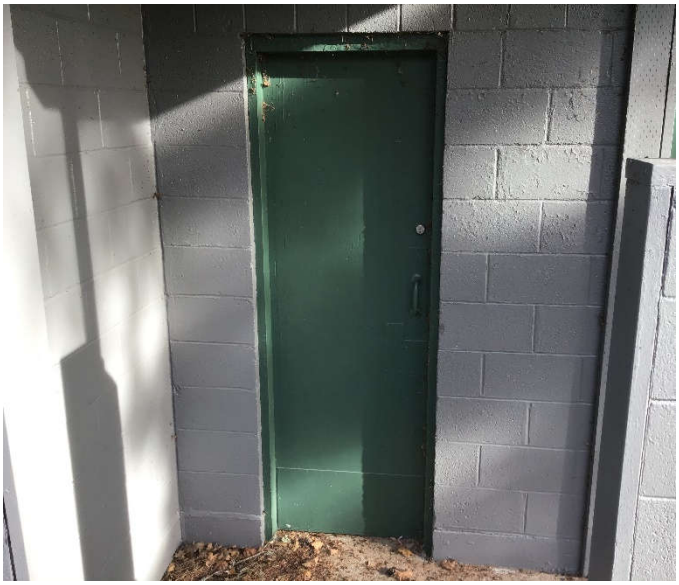
Year	AssetID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2026	LnCty-Prks-0-Rich-B201128 Painted CMU Walls -8-A1		975	SF	$2.19	$2,135
2026	LnCty-Prks-0-Rich-F101309 Restroom with Plumbed Fixtures-80-A1	Paint Exterior Walls	1,500	SF	$2.19	$3,285
2028	LnCty-Prks-0-Rich-B201124 Wood Clapboard Siding-77-A1	Paint Exterior Walls	2,515	SF	$2.19	$5,508
2027	LnCty-Prks-0-Rich-D202213 Domestic Hot Water Heater _ Electric-33	Domestic Hot Water Heater _ Electric	120	GALS	$90.56	$10,868
2029	LnCty-Prks-0-Rich-C301214 Painted Finish _ Standard-106	Painted Finish _ Standard	425	SF	$2.52	$1,070
2029	LnCty-Prks-0-Rich-B302103 Skylight _ Plastic-65	Skylight - Plastic	96	SF	$84.12	$8,076
2029	LnCty-Prks-0-Rich-D201402 Two Compartment Stainless Sink-44	Two Compartment Stainless Sink	1	EACH	$3845.89	$3,846
2029	LnCty-Prks-0-Rich-D201603 Emergency Eye wash and Shower _ Plumbed-15	Emergency Eye wash and Shower _ Plumbed - Well House	1	EACH	$3953.76	$3,954
2029	LnCty-Prks-0-Rich-D304206 Exhaust Fan _ Wall Mounted-100	Exhaust Fan _ Wall Mounted	400	CFM	$2.63	$1,053
2029	LnCty-Prks-0-Rich-D306901 Variable Frequency Drives, VFD, 0 to 20 HP-97	Variable Frequency Drives	1	EACH	$4922.74	$4,923
2029	LnCty-Prks-0-Rich-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -64	Panelboard, 120 over 240volts 800amps	800	AMP	$30.48	$24,380
2029	LnCty-Prks-0-Rich-G202402 Ticket Dispenser -55	Ticket Dispenser	1	EACH	$19400.75	$19,401
2030	LnCty-Prks-0-Rich-B203202 Single Solid Core Wood Doors-79	Single Solid Core Wood Doors	2	EACH	$2523.68	$5,047
2030	LnCty-Prks-0-Rich-D202213 Domestic Hot Water Heater _ Electric-108	Domestic Hot Water Heater _ Electric	120	GALS	$90.56	$10,868
2030	LnCty-Prks-0-Rich-D202213 Domestic Hot Water Heater _ Electric-109	Domestic Hot Water Heater _ Electric	120	GALS	$90.56	$10,868
2030	LnCty-Prks-0-Rich-G202107 Crack Repair, Seal Coating, and Restriping to Parking Lots-54-A1	Crack Repair, Seal Coating, and Restriping to Parking Lots	16380	SY	$2.56	$41,933
2030	LnCty-Prks-0-Rich-G409101 RV Hookups _ Electric and Water-48	RV Hookups _ Electric and Water	88	EACH	$575.00	$50,600
2031	LnCty-Prks-0-Rich-C301214 Painted Finish_Standard-60	Painted Finish - Standard	600	SF	$2.52	$1,511
2031	LnCty-Prks-0-Rich-D202213 Domestic Hot Water Heater_Electric-116	Domestic Water Heater – Electric	120	GALS	$90.56	$10,868
2031	LnCty-Prks-0-Rich-D202213 Domestic Hot Water Heater_Electric-117	Domestic Water Heater – Electric	120	GALS	$90.56	$10,868
2031	LnCty-Prks-0-Rich-E201201 Counter Top _ Laminated-51	Counter Top _ Laminated	15	LF	$90.13	$1,352
					Total	**$5,374,070**

Appendix B - Photographic Records

CW Circulation Pump and Motor 5 HP - 44°07'24.6"N 123°18'03.5"W

Toilet Partition

Skylight _ Plastic – Restroom Camp 1 - 44°07'07.7"N 123°19'10.0"W



Exterior Single Wood Doors

Wood Joists Supporting Exterior Grade Plywood – Well House

Asphalt Shingle Roof - Marina Restroom - 44.118307"N, -123.316628"W

Lift Stations - 44°07'09.3"N 123°19'03.3"W - 44°07'11.0"N 123°19'12.1"W - 44°07'16.8"N 123°18'23.7"W

Park Pavilion _ Large - 44°07'18.6"N 123°18'51.2"W - 44.121586, -123.314563

Park Pavilion _ Large - 44°07'18.4"N 123°18'52.1"W

Exterior Wall Pack Light Fixtures

Galvanized Pipe

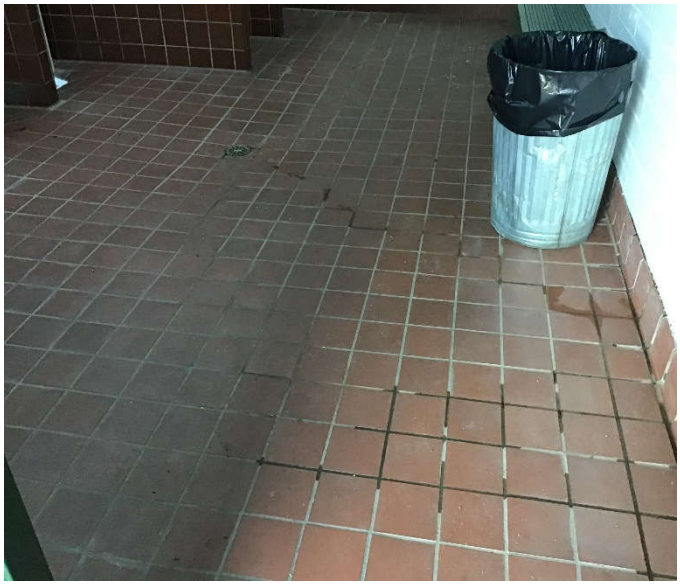
Panelboard, 120 over 240volts 800amps - 44°07'07.5"N 123°19'17.1"W

Asphalt Parking Lot With Striping - 44°07'03.0"N 123°18'57.4"W - 44°07'20.3"N 123°18'40.5"W

3

Panelboard, 120 over 240volts 100amp

Fluor. Light 2ft x 4ft Recessed

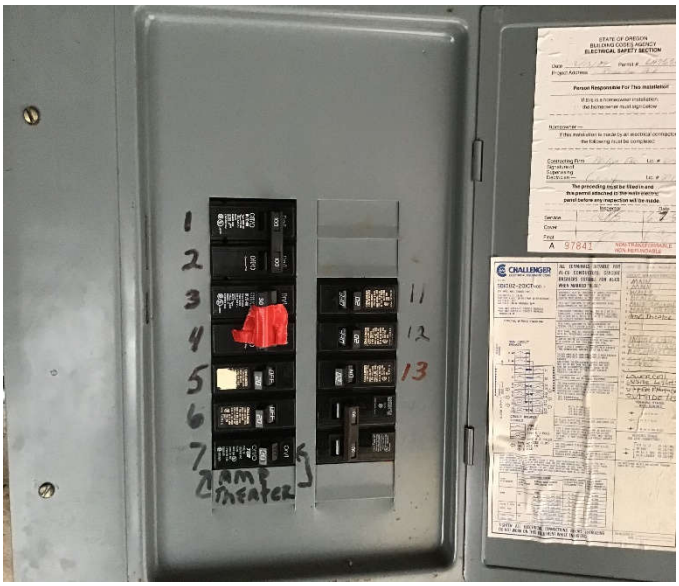


Quarry Tile

Boat Dock Pressure Treated Wood

Restroom with Plumbed Fixtures – Camp 1 - 44°07'07.7"N 123°19'10.0"W

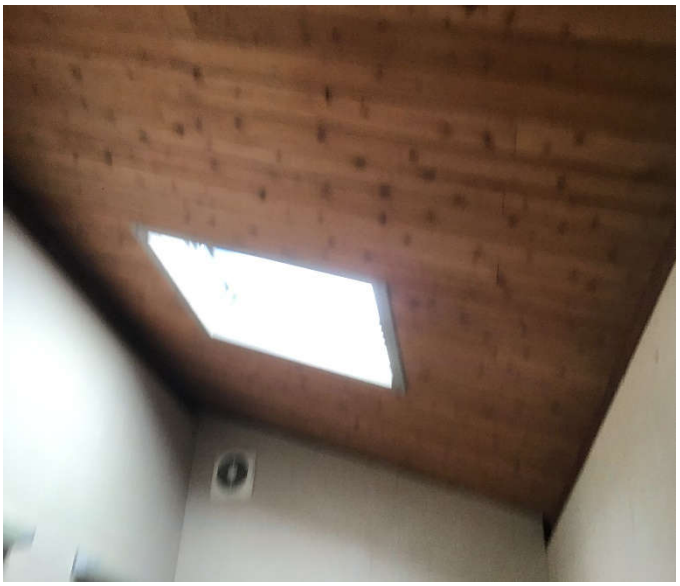
Exterior Wall Pack Light Fixtures



Panelboard, 120 over 240volts 100amp

Variable Frequency Drives

Panelboard, 120 over 240volts 100 amp - Picnic Shelter - 44°07'03.8"N 123°19'01.1"W



Skylight _ Plastic

Boat Dock Pressure Treated Wood

Panelboard, 120 over 240volts 125amp – Park - 44°07'01.2"N 123°19'02.7"W

Water Tank, Above Ground _ Steel, 10,000 Gal - 44°07'25.2"N 123°18'20.0"W

Preformed Corrugated Metal Roof Panels - 44°07'02.6"N 123°19'06.9"W

Painted CMU Walls – Well House

Restroom with Plumbed Fixtures - 44°07'07.5"N 123°19'17.1"W

Restroom with Plumbed Fixtures – Marina - 44.118307"N, -123.316628"W

Asphalt Shingle Roof

Restroom with Plumbed Fixtures – Day Use Restroom 2 - 44.122031”N, -123.313879”W

Lift Stations - 44°07'09.3"N 123°19'03.3"W

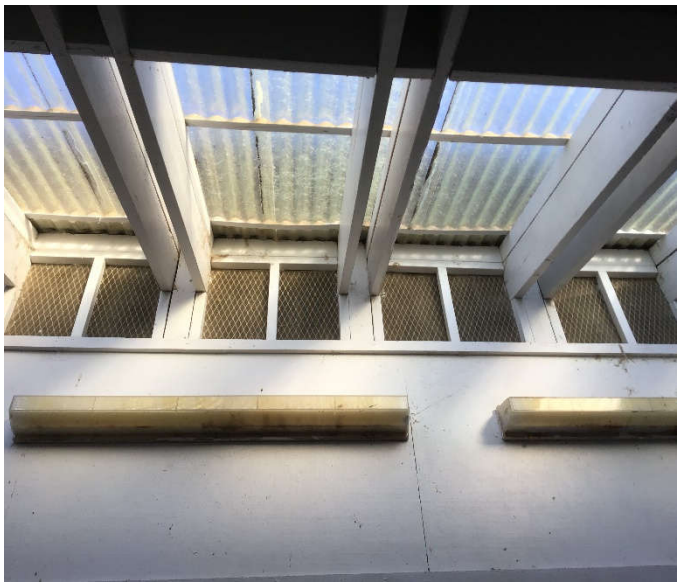
Two Compartment Stainless Sink – Picnic Shelter

Unit Heater _ Electric, Small

Complete Irrigation System - 44.123511”N, -123.300971”W

Complete Irrigation System

Panelboard, 120 over 240volts 800amps - 44°07'07.7"N 123°19'10.0"W



Skylight _ Plastic

Picnic Shelter – Marina - 44°07'03.8"N 123°19'01.1"W

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

Double HM Doors

Painted Finish _ Standard

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

Pumping Station - 44°07'05.5"N 123°18'54.7"W

Exterior Wall Pack Light Fixtures – Marina Restroom

Painted CMU Walls – Well House

Exterior Wall Pack Light Fixtures

Restroom with Plumbed Fixtures

Wood Window Units - 44°07'10.4"N 123°19'17.4"W

Variable Frequency Drives

Panelboard, 120 over 240volts – Well House

Restroom with Plumbed Fixtures – Day Use Restroom 2

Asphalt Shingle Roof

Domestic Hot Water Heater _ Electric – Marina Restroom

Unit Heater _ Electric, Small - Well House

Counter Top _ Laminated – Picnic Shelter

Exhaust Fan _ Wall Mounted

Office Visitor Center - 44°07'11.7"N 123°19'11.2"W

Ceramic Wall Tiles

Water Storage Tank – Well House

Emergency Eye wash and Shower _ Plumbed

Ticket Dispenser - 44°07'10.8"N 123°19'16.0"W

Exterior Wall Pack Light Fixtures – Picnic Shelter

Complete Irrigation System

Painted CMU Walls - 44°07'02.3"N 123°19'02.6"W

Appendix C - Document Review and Warranty Information

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

- Water Line Mapping

Appendix D - Equipment Tables

Location	Asset	Manufacturer	Model Number	Serial Number	Tag	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	5k6226XH23A	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 – Well House	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Westinghouse	Not Available	Not Available	Not Tagged	100 AMP	1993

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 Manufactures 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 de3ficiency 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 think, 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=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.

Facility Condition Assessment

For

Orchard Point
27171 Clear Lake Rd.
Eugene, OR. 97402

Date of Report : January 26, 2021

Provided By

Faithful+Gould, Inc.

Provided For

Lane County

FAITHFUL+GOULD

Member of the SNC-Lavalin Group

Table of Contents

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	Date 1/25/2021
2. QC REVIEW	REV:	Anna Brophy
(Red = correction)	Date:	Name 1/29/2021
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 Park 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 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

Building Description

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 aligh 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 it's 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 it's 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 it's 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 it's 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 od 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 recommende3d 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 to 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 it's 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 it's 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 consts 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 he 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. Theceramic floor tile is assumed to be the original floor finish. It has supassed 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. Themajority 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.

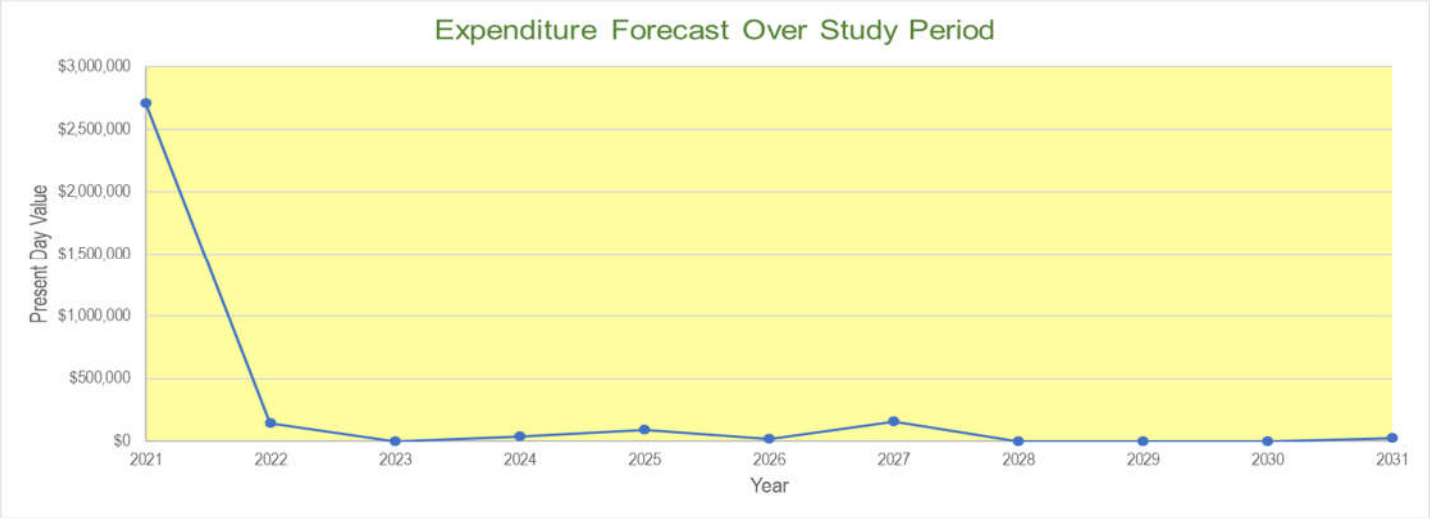
Summary of Findings

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	64.7%
Immediate Capital Needs (Year 0 and Year 1)	$2,857,569
Future Capital Needs (Year 2 to Year 10)	$331,442

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 $3,189,011 (Immediate Needs + Future Needs).



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
$2,714,507	$143,062	$0	$38,196	$90,917	$18,520	$156,771	$0	$0	$510	$26,528

Key Findings

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

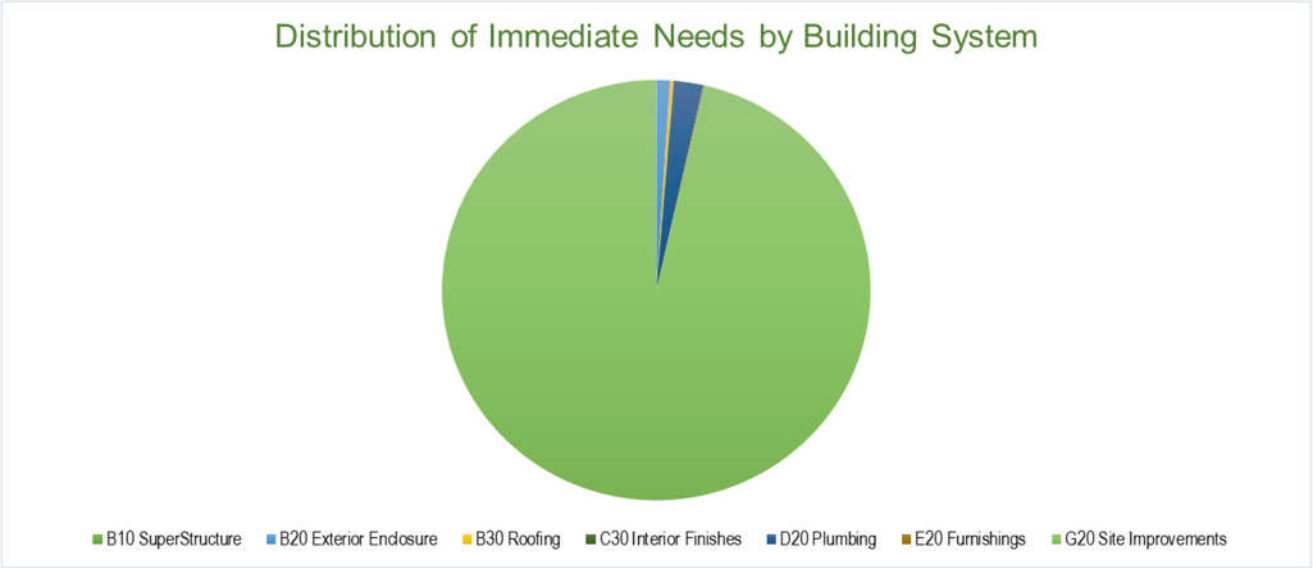
Level 1	Action Type	Asset	Year	Expenditures
B Shell	Replacement	Ramps - Concrete Construction	2027	$10,515
B Shell	Replacement	Wood Clapboard Siding	2025	$9,856
B Shell	Replacement	Wood Clapboard Siding	2027	$8,336
B Shell	Replacement	Single Solid Core Wood Doors	2021	$5,047
B Shell	Replacement	Single HM Doors	2021	$7,234
B Shell	Replacement	PVC Single ply Roof Membrane	2024	$24,692
B Shell	Replacement	PVC Single ply Roof Membrane	2024	$13,504
B Shell	Replacement	Modified Bitumen - Single Ply	2021	$5,608
C Interiors	Replacement	Ceramic Wall Tiles	2025	$6,270
D Services	Replacement	Wall Mounted Water Closets	2021	$16,100
D Services	Replacement	Wall Mounted Water Closets	2025	$19,320
D Services	Replacement	Wall Hung Urinals	2025	$5,195
D Services	Replacement	Wall Hung Lavatories	2021	$9,884
D Services	Replacement	Wall Hung Lavatories	2025	$9,884
D Services	Replacement	Exterior Wall Mounted Standard Drinking Fountain – Single with Freeze Protection	2021	$9,660
D Services	Replacement	Floor Mounted Standard Drinking Fountain	2025	$10,305
D Services	Replacement	CW Expansion Tank	2021	$27,428
D Services	Replacement	Panelboard, 120 over 240 volts, 60 to 2000amp	2025	$6,857
D Services	Replacement	Interior Light Fixtures _ Fluorescent	2026	$18,520
F Special Construction And Demolition	Replacement	Entry Station	2031	$23,161
G Building Sitework	Schedule Action	Crack Repair, Seal Coating, and Restriping to Parking Lots	2022	$134,064
G Building Sitework	Schedule Action	Crack Repair, Seal Coating, and Restriping to Parking Lots	2027	$134,064
G Building Sitework	Replacement	Asphalt Parking Lot With Striping	2021	$357,181
G Building Sitework	Replacement	Concrete Curb or Berm	2021	$150,938
G Building Sitework	Replacement	Boat Dock Pressure Treated Wood	2021	$1,518,000
G Building Sitework	Replacement	Complete Irrigation System	2021	$594,090

1. All costs are presented in present day value.

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

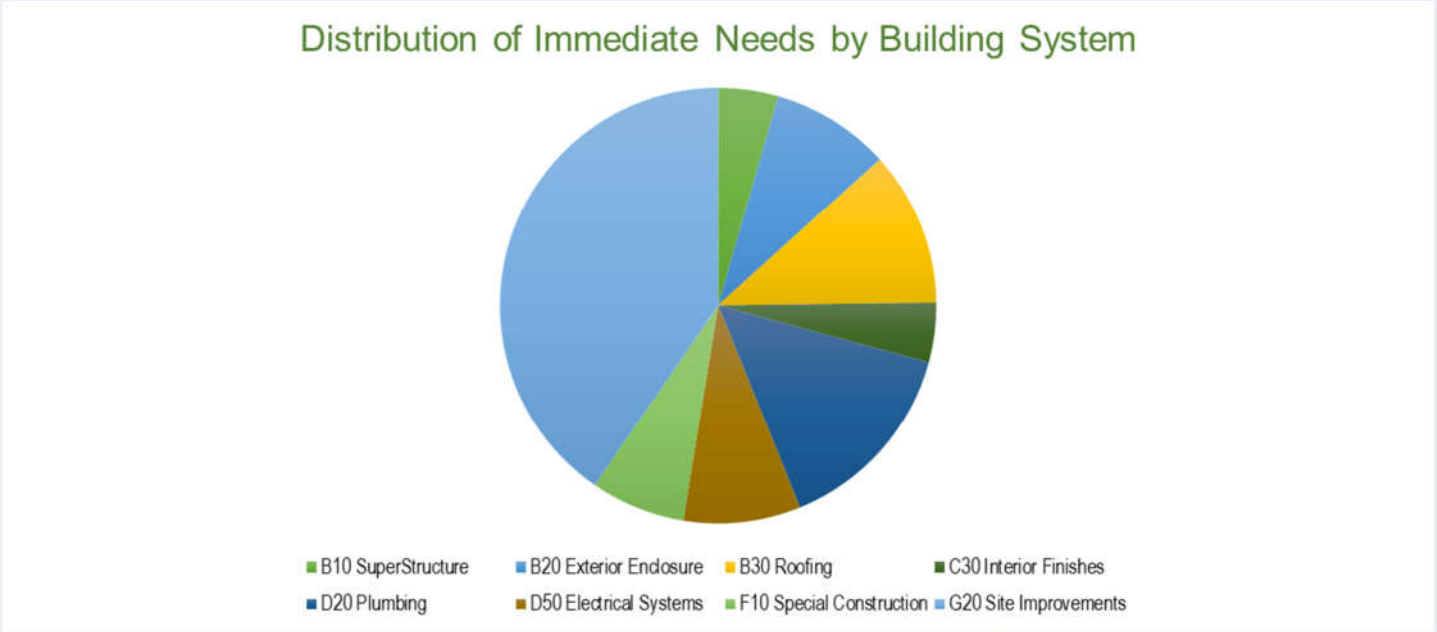
3. Budget for additional project costs of 25% - 30% to allow for professional fees, general contractor, overhead and profit management cost.

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



Building System	Estimated Cost	Percentage of Total Cost
B10 SuperStructure	$500	0.02%
B20 Exterior Enclosure	$28,993	1.0%
B30 Roofing	$7,540	0.3%
C30 Interior Finishes	$510	0.02%
D20 Plumbing	$63,072	2.2%
E20 Furnishings	$2,681	0.1%
G20 Site Improvements	$2,754,273	96.4%
Total	**$2,857,569**	**100%**

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



Building System	Estimated Cost	Percentage of Total Cost
B10 SuperStructure	$14,721	4.4%
B20 Exterior Enclosure	$29,282	8.8%
B30 Roofing	$38,196	11.5%
C30 Interior Finishes	$14,616	4.4%
D20 Plumbing	$48,658	14.7%
D50 Electrical Systems	$28,744	8.7%
F10 Special Construction	$23,161	7.0%
G20 Site Improvements	$134,064	40.4%
Total	**$331,442**	**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.

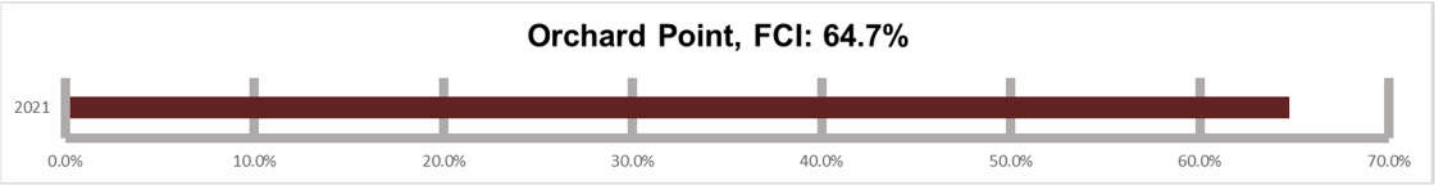
The FCI is the ratio of accumulated Deferred Maintenance (DM) (total sum of immediate required and recommended works) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV. The FCI ranges is from zero for a newly-constructed building, to 100% for a 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:

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

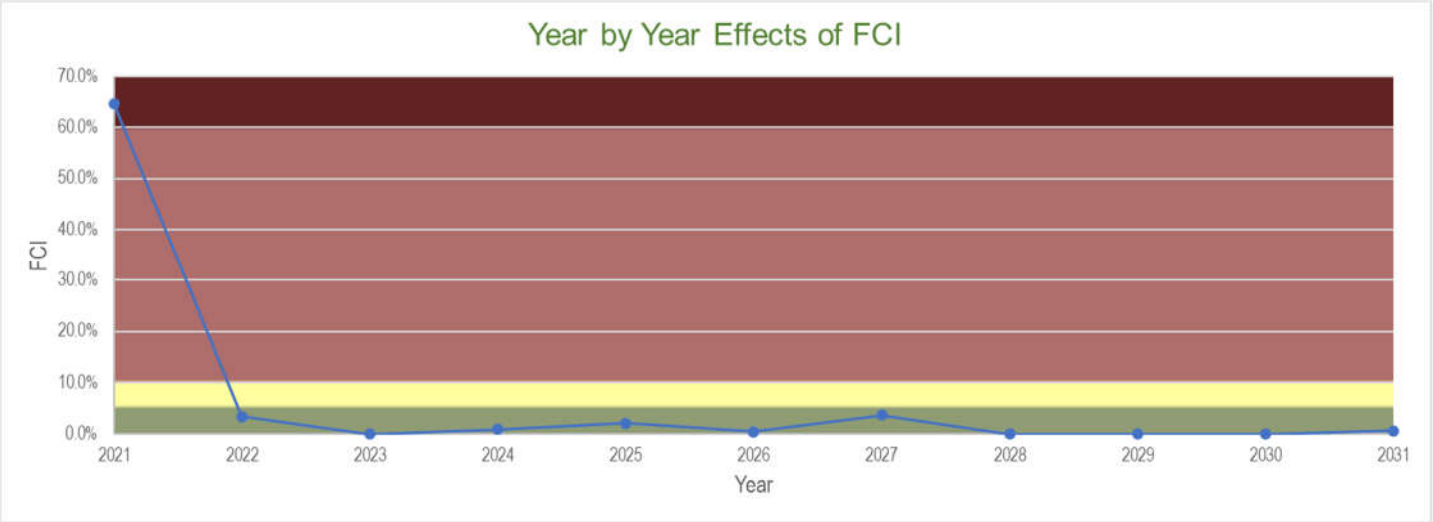
If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

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.

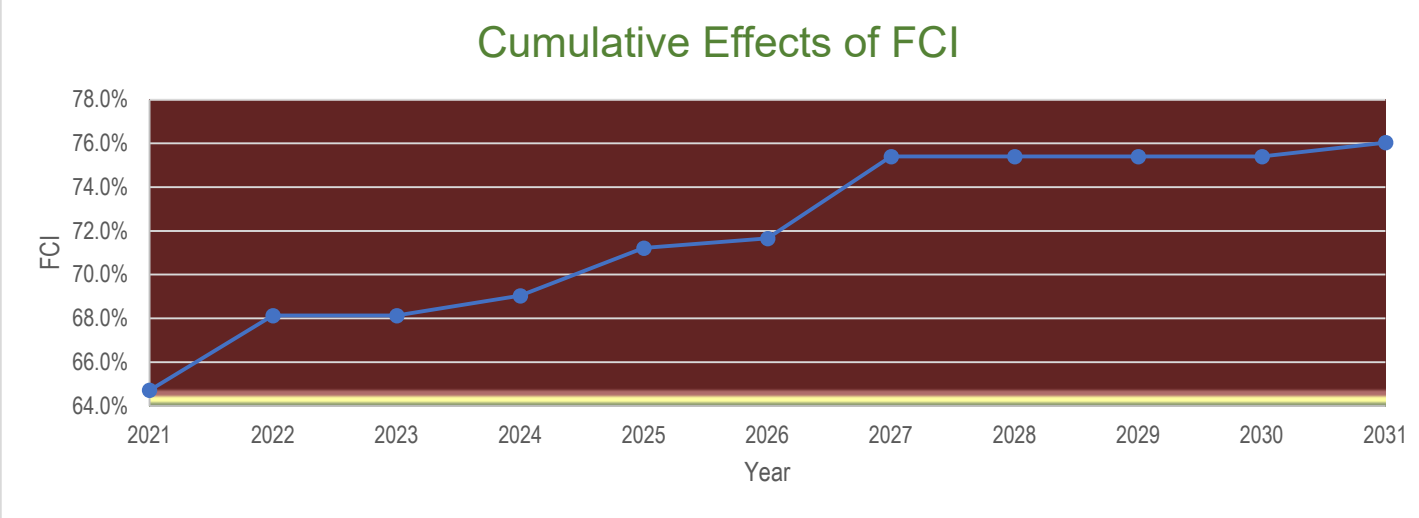


The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures are made to address the identified actions each year.



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
64.7%	3.4%	0.0%	0.9%	2.2%	0.4%	3.7%	0.0%	0.0%	0.0%	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.

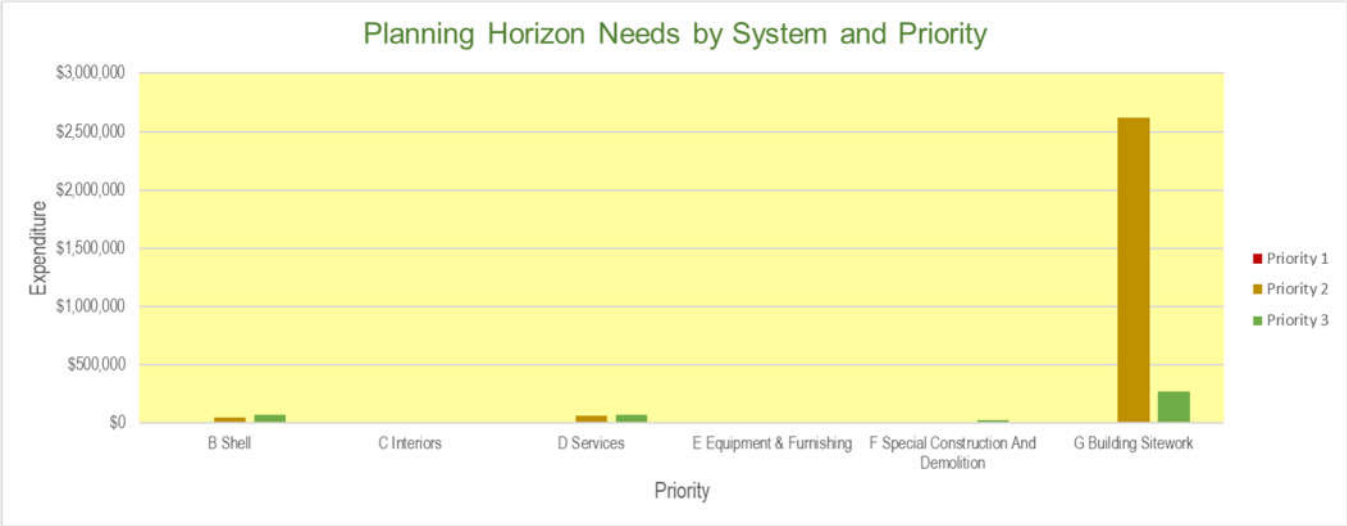


2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
64.7%	68.1%	68.1%	69.0%	71.2%	71.7%	75.4%	75.4%	75.4%	75.4%	76.0%

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	• 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	• 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	• 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	$119,233
C Interiors	$0	$1,020	$14,106	$15,126
D Services	$3,954	$63,072	$73,448	$140,474
E Equipment & Furnishing	$0	$2,681	$0	$2,681
F Special Construction And Demolition	$0	$0	$23,161	$23,161
G Building Sitework	$0	$2,620,209	$268,128	$2,888,337
Grand Total	$3,954	$2,733,805	$451,253	$3189,012

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	• 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	• 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	• 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	$2,733,805
Routine Maintenance	$268,194
Grand Total	$3,189,011

Appendix

Appendix A - Capital Expenditure Table

Orchard Point

CRV : **$4,193,948**

Year Built : **1968**

GSF : **7,370**

Year	AssetID	Asset Label	Quantity	Units	Adjusted Unit Cost	Expenditures
2021	LnCty-Prks-0-OchdPt-B102112 Wood Joists Supporting Exterior Grade Plywood-92-A1	Repair 6 SF of damaged Roof in Corner of Building	1	EACH	$500.00	$500
2021	LnCty-Prks-0-OchdPt-B201102 Brick Cavity Walls-93-A1	Repair/Repoint joints at Northeast corner of structure	6	SF	$10.97	$66
2021	LnCty-Prks-0-OchdPt-B202 100 Aluminum Window Units _ Fixed or Single Hung-50	Aluminum Window Units _ Fixed or Single Hung	48	SF	$79.17	$3,800
2021	LnCty-Prks-0-OchdPt-B202108 Wood Window Units _ Fixed or Single Hung-72	Wood Window Units _ Fixed or Single Hung	22	SF	$88.48	$1,947
2021	LnCty-Prks-0-OchdPt-B203202 Single Solid Core Wood Doors-51	Single Solid Core Wood Doors	2	EACH	$2523.68	$5,047
2021	LnCty-Prks-0-OchdPt-B203902 Single HM Doors-107	Single HM Door	1	EACH	$2411.37	$2,411
2021	LnCty-Prks-0-OrchPt-B203902 Single HM Doors-109	Single HM Doors	3	EACH	$2411.37	$7,234
2021	LnCty-Prks-0-OchdPt-B301114 Asphalt Shingle Roof-88	Asphalt Shingle Roof	240	SF	$8.05	$1,932
2021	LnCty-Prks-0-OchdPt-B301121 Modified Bitumen _ Single Ply-52	Modified Bitumen _ Single Ply	1,175	SF	$4.77	$5,608
2021	LnCty-Prks-0-OrchPt-D201104 Wall Mounted Water Closets-110	Wall Mounted Water Closets	5	EACH	$3,220	$16,100
2021	LnCty-Prks-0-OrchPt-D201304 Wall Hung Lavatories-111	Wall Hung Lavatories	4	EACH	$2471.10	$9,884
2021	LnCty-Prks-0-OchdPt-D201802 Exterior Wall Mounted Standard Drinking Fountain -108	Exterior Wall Mounted Standard Drinking Fountain _ Single with Freeze Protection	3	EACH	$3220.00	$9,660
2021	LnCty-Prks-0-OchdPt-D202109 CW Expansion Tank-99	CW Expansion Tank	500	GALS	$54.86	$27,428
2021	LnCty-Prks-0-OchdPt-E201201 Counter Top _ Laminated-54	Counter Top _ Laminated	5	LF	$90.13	$451
2021	LnCty-Prks-0-OchdPt-E201203 Floor Mounted Base Cabinets _ Standard-53	Floor Mounted Base Cabinets _ Standard	5	LF	$446.12	$2,231
2021	LnCty-Prks-0-OchdPt-G202107 Asphalt Parking Lot With Striping-46	Asphalt Parking Lot With Striping	14,150	SY	$25.24	$357,181

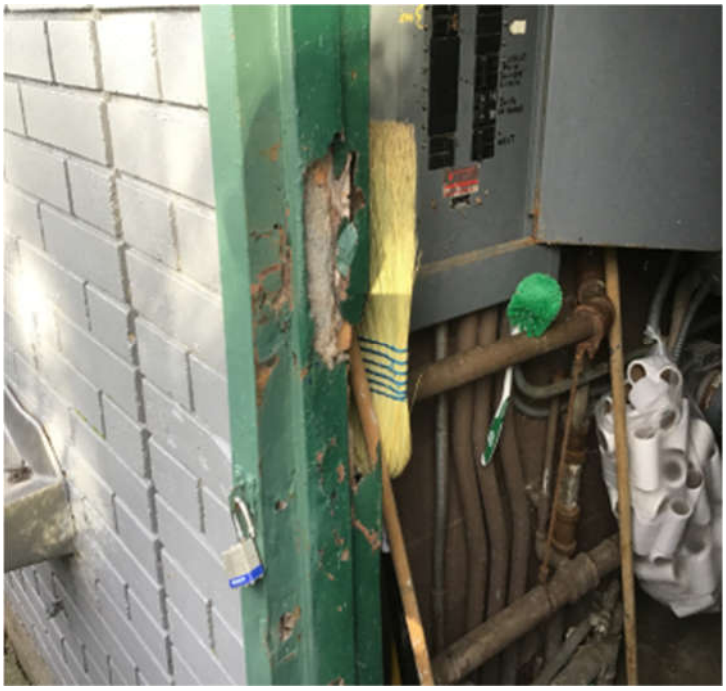
Year	AssetID	Asset Label	Quantity	Units	Adjusted Unit Cost	Expenditures
2021	LnCty-Prks-0-OchdPt-G203107 Concrete Curb or Berm-105	Concrete Curb or Berm	3,750	LF	$40.25	$150,938
2021	LnCty-Prks-0-OchdPt-G203112 Boat Dock Pressure Treated Wood-47	Boat Dock Pressure Treated Wood	12,000	SF	$126.50	$1,518,000
2021	LnCty-Prks-0-OchdPt-G205701 Complete Irrigation System-102	Complete Irrigation System	246,000	SF	$2.42	$594,090
2022	LnCty-Prks-0-OrchPt-B201136 Repoint mortar joints-112	Repoint Mortar Joints	40	SF	$10.97	$439
2022	LnCty-Prks-0-OrchPt-B201136 Repoint mortar joints-113	Repoint Mortar Joints	64	SF	$10,97	$702
2022	LnCty-Prks-0-OchdPt-B203202 Single Solid Core Wood Doors-61	Single Solid Core Wood Doors	1	EACH	$2523.68	$2,524
2022	LnCty-Prks-0-OrchPt-B203902 Single HM Doors-114	Single HM Doors	2	EACH	$2,411.37	$4,823
2022	LnCty-Prks-0-OrchPt-C302400 Other-115	Epoxy Floor Paint	300	SF	$1.70	$510
2022	LnCty-Prks-0-OchdPt-G202107 Asphalt Parking Lot With Striping-104-A1	Crack Repair, Seal Coating, and Restriping to Parking Lots	11,400	SY	$11.76	$134,064
2024	LnCty-Prks-0-OchdPt-B301108 PVC Single ply Roof Membrane-81	PVC Single ply Roof Membrane	1,280	SF	$19.29	$24,692
2024	LnCty-Prks-0-OchdPt-B301108 PVC Single ply Roof Membrane-82	PVC Single ply Roof Membrane	700	SF	$19.29	$13,504
2025	LnCty-Prks-0-OchdPt-B101402 Ramps _ Wood Construction-76	Ramps _ Wood Construction	10	LF	$420.61	$4,206
2025	LnCty-Prks-0-OchdPt-B201124 Wood Clapboard Siding-49	Wood Clapboard Siding	482	SF	$8.00	$9,856
2025	LnCty-Prks-0-OchdPt-B203902 Single HM Doors-87	Single HM Door	1	EACH	$2411.37	$2,411
2025	LnCty-Prks-0-OrchPt-B203902 Single HM Doors-116	Single HM Doors	2	EACH	$2411.37	$4,823
2025	LnCty-Prks-0-OrchPt-C301206 Ceramic Wall Tiles-129	Ceramic Wall Tiles	260	SF	24.11	$6,270
2025	LnCty-Prks-0-OrchPt-C302401 Ceramic Tile -130	Ceramic Tile	140	SF	$27.00	$3,918
2025	LnCty-Prks-0-OrchPt-C302401 Ceramic Tile -131	Ceramic Tile	140	SF	$27.00	$3,918
2025	LnCty-Prks-0-OrchPt-D201104 Wall Mounted Water Closets-133	Wall Mounted Water Closets	6	EACH	$3220.00	$19,320
2025	LnCty-Prks-0-OrchPt-D201204 Wall Hung Urinals-134	Wall Hung Urinals	2	EACH	$2597.29	$5,195
2025	LnCty-Prks-0-OrchPt-D201304 Wall Hung Lavatories-135	Wall Hung Lavatories	4	EACH	$2471.10	$9,884
2025	LnCty-Prks-0-OchdPt-D201603 Emergency Eye wash and Shower _ Plumbed-95	Emergency Eye wash and Shower _ Plumbed	1	EACH	$3953.76	$3,954
2025	LnCty-Prks-0-OchdPt-D201804 Floor Mounted Standard Drinking Fountain-103	Floor Mounted Standard Drinking Fountain	7	EACH	$1472.15	$10,305
2025	LnCty-Prks-0-OrchPt-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -142	Panelboard, 120 over 240volts, 60 to 2000amp	225	AMP	$30.48	$6,857

Year	AssetID	Asset Label	Quantity	Units	Adjusted Unit Cost	Expenditures
2026	LnCty-Prks-0-OchdPt-D502213 Interior Light Fixtures _ Fluorescent-63	Interior Light Fixtures _ Fluorescent	2,200	SF	$8.42	$18,520
2027	LnCty-Prks-0-OchdPt-B101400 Ramps _ Concrete Construction-69	Ramps_Concrete Construction	10	LF	$1051.53	$10,515
2027	LnCty-Prks-0-OchdPt-B201124 Wood Clapboard Siding-71	Wood Clapboard Siding	1042	SF	$8.00	$8,336
2027	LnCty-Prks-0-OchdPt-B201124 Wood Clapboard Siding-78	Wood Clapboard Siding	482	SF	$8.00	$3,856
2027	LnCty-Prks-0-OchdPt-G202107 Asphalt Parking Lot With Striping-104-A1	Crack Repair, Seal Coating, and Restriping to Parking Lots	11,400	SY	$11.76	$134,064
2030	LnCty-Prks-0-OrchPt-C302400 Other-143	Epoxy Floor Paint	300	SF	$1.70	$510
2031	LnCty-Prks-0-OrchPt-D502213 Interior Light Fixtures _ Fluorescent-144	Interior Light Fixtures_Fluorescent	400	SF	$8.42	$3,367
2031	LnCty-Prks-0-OchdPt-F101306 Entry Station-14	Entry Station	1	EACH	$23161	$23,161
				Total		**$3,281,122**

Appendix B - Photographic Records

Concrete Curb or Berm

Interior Light Fixtures _ Fluorescent – 44.115361, -123.278117

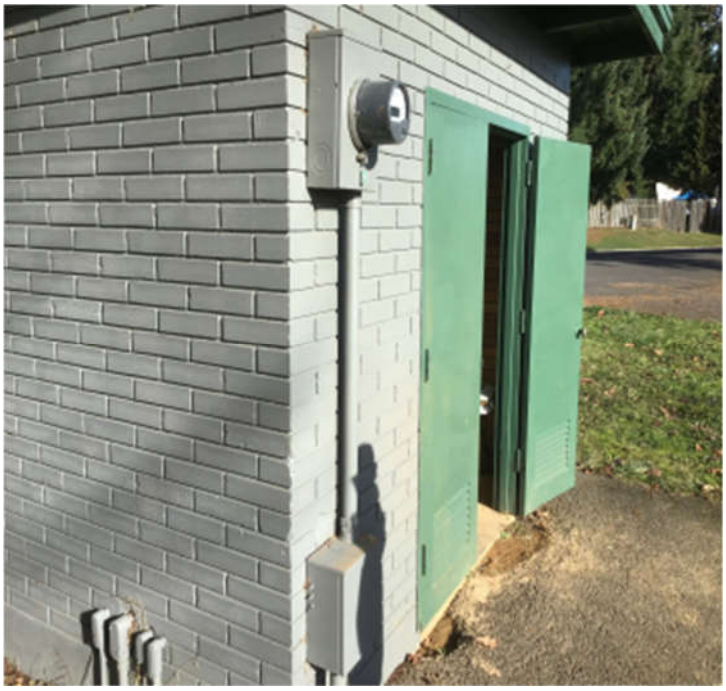


Single HM Door – 44.118250, -123.277780

Crack Repair, Seal Coating, and Restriping to Parking Lots

State Park Pavilion _ Large – 44.115461, -123.278724

Wood Window Units _ Fixed or Single Hung – 44.115409, -123.278565



Repair/Repoint joints at Northeast corner of structure - 44.114262, -123.275096

Complete Irrigation System – 44.118250, -123.277780

Wood Joists Supporting Exterior Grade Plywood – 44.115409, -123.278565

Slab on Grade Reinforced Concrete - 44.114262, -123.275096

UPVC Window Units _ Fixed or Single Hung – 44.115409, -123.278565

Repoint/Repair southwestern exterior wall. – 44.111920, -123.275164

Asphalt Parking Lot With Striping

Panelboard, 120 over 240volts, 60 to 2000amp – 44.115361, -123.278117

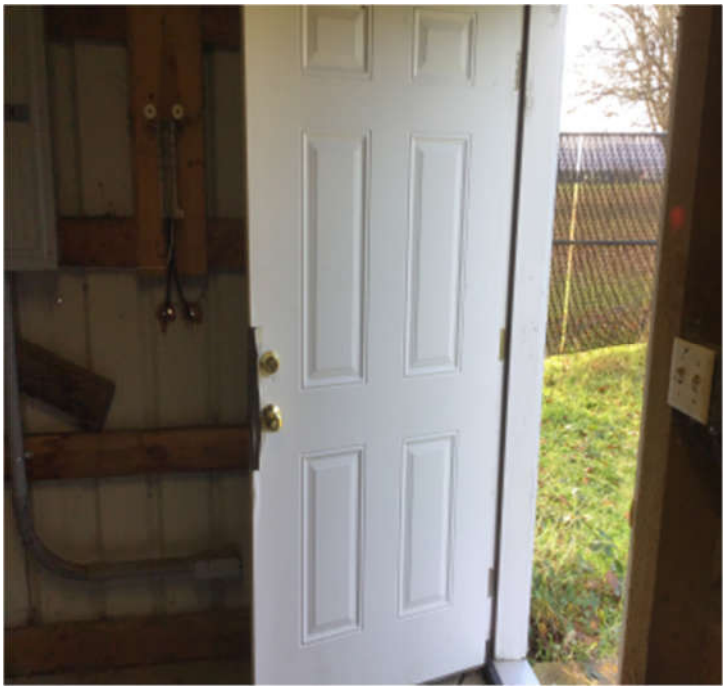
Entry Station – 44.114006, -123.275077

CW Expansion Tank - 44.114262, -123.275096

Restroom with Plumbed Fixtures – 44.118250, -123.277780

Wood Clapboard Siding – 44.115409, -123.278565

Floor Mounted Standard Drinking Fountain

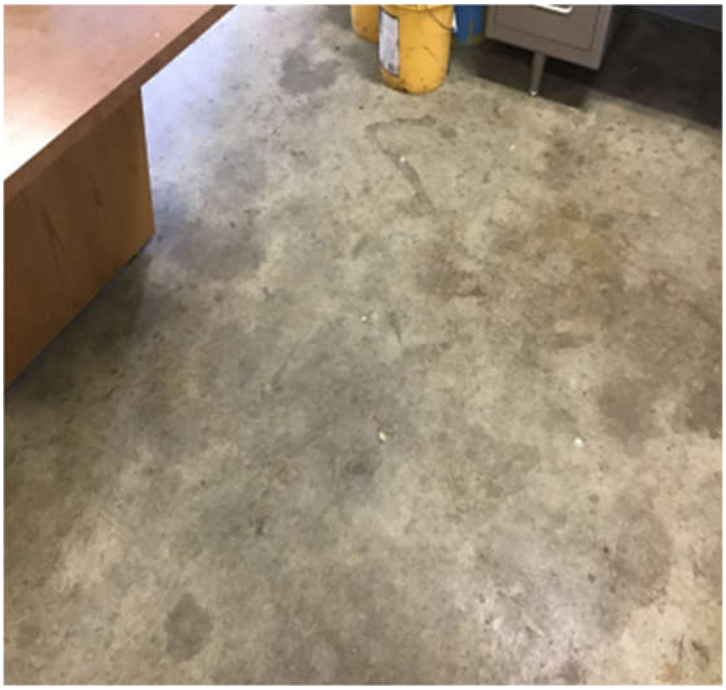


Single Solid Core Wood Doors – 44.115332, -123.277728

Slab on Grade Reinforced Concrete– 44.115332, -123.277728

Wood Clapboard Siding – 44.115361, -123.278117

Restroom with Plumbed Fixtures – 44.115249, -123.278327



Slab on Grade Reinforced Concrete – 44.115361, -123.278117

Rolling Overhead Doors, Manual– 44.115332, -123.277728

Brick Cavity Walls – 44.114262, -123.275096

Boat Dock Pressure Treated Wood

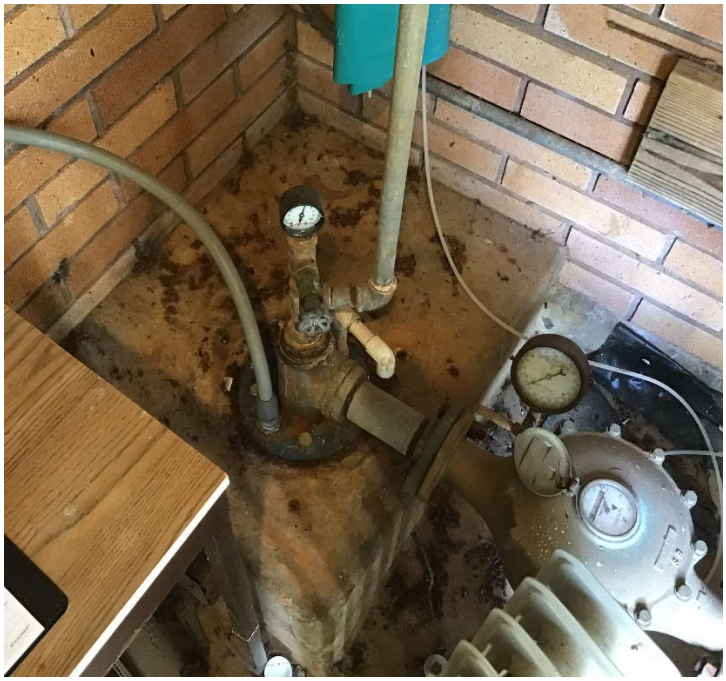
Counter Top _ Laminated – 44.115361, -123.278117

Double HM Doors - 44.114262, -123.275096

Brick Cavity Walls – 44.114207, -123.279905

CW Circulation Pump and Motor, 2 to 5 HP - 44.114262, -123.275096

Wood Clapboard Siding – 44.115409, -123.278565



CW Circulation Pump and Motor, 2 to 5 HP - 44.114262, -123.275096

Ramps _ Concrete Construction – 44.115409, -123.278565

Traditional Wood Beams and Rafters– 44.115332, -123.277728

Traditional Wood Beams and Rafters – 44.114207, -123.279905

UPVC Window Units _ Fixed or Single Hung – 44.115409, -123.278565

Repair 6 SF of damaged Roof in Corner of Building- Total Cost= $500 - 44.114262, -123.275096

Floor Mounted Base Cabinets _ Standard – 44.115361, -123.278117

Brick Cavity Walls – 44.118250, -123.277780

Asphalt Parking Lot With Striping

Panelboard, 120 over 240volts, 60 to 2000amp – 44.115332, -123.277728

Aluminum Window Units _ Fixed or Single Hung – 44.115361, -123.278117

Asphalt Shingle Roof – 44.114207, -123.279905

Wood Joists Supporting Exterior Grade Plywood - 44.114262, -123.275096

Restroom with Plumbed Fixtures – 44.111920, -123.275164

Wood Joists Supporting Exterior Grade Plywood – 44.115409, -123.278565

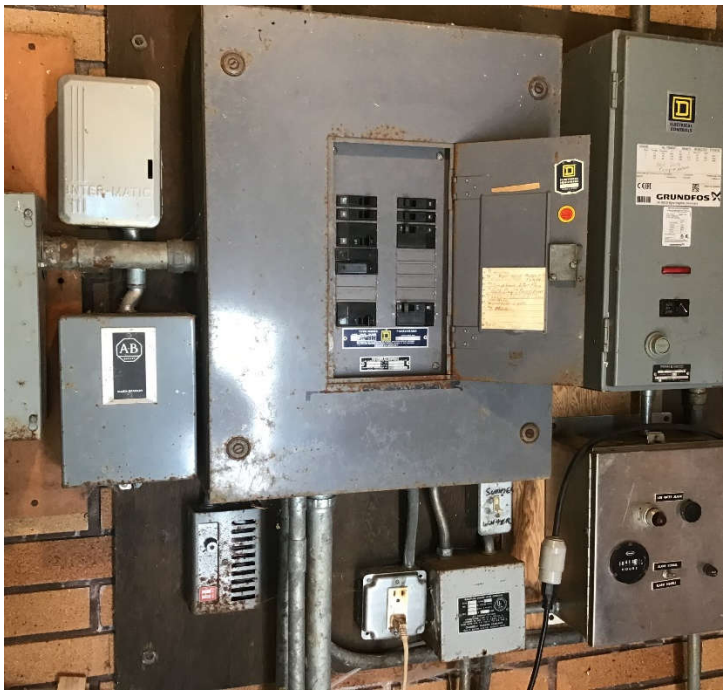
Single HM Door – 44.115409, -123.278565

Emergency Eye wash and Shower _ Plumbed - 44.114262, -123.275096

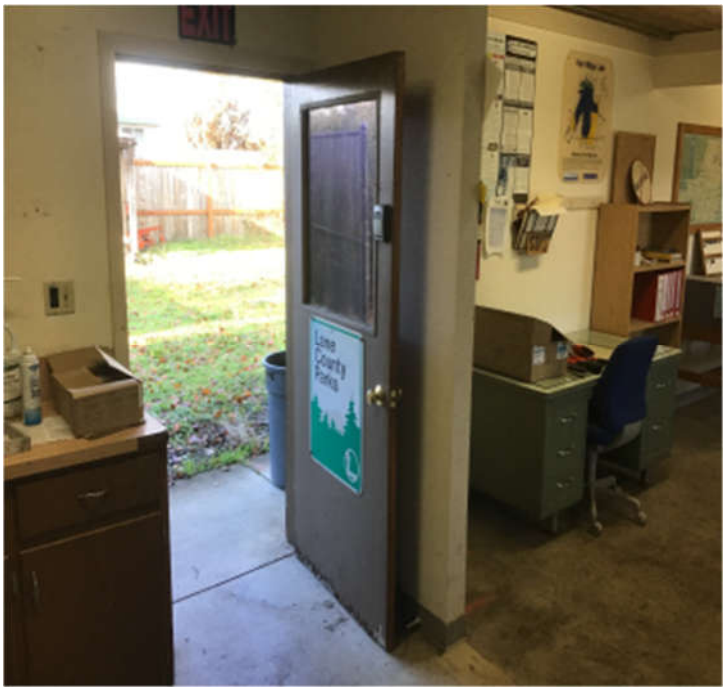
Steel Siding– 44.115332, -123.277728

Interior Light Fixtures _ Fluorescent – 44.115332, -123.277728

Major Switching Controls – 44.114207, -123.279905



Panelboard, 120 over 240volts, 60 to 2000amp - 44.114262, -123.275096



Single Solid Core Wood Doors – 44.115361, -123.278117

Reinforced Concrete Strip Footing – 44.115409, -123.278565

Preformed Corrugated Metal Roof Panels – 44.115332, -123.277728

Exterior Wall Mounted Standard Drinking Fountain _ Single with Freeze Protection – 44.115249, -123.278327

Exterior Wall Mounted Standard Drinking Fountain _ Single with Freeze Protection – 44.111920, -123.275164

Exterior Wall Mounted Standard Drinking Fountain _ Single with Freeze Protection – 44.118250, -123.277780

Single HM Door – 44.114207, -123.279905

Ramps _ Wood Construction – 44.115409, -123.278565

Wood Joists Supporting Exterior Grade Plywood – 44.115409, -123.278565

Appendix C - Document Review and Warranty Information

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

- No Documents were reviewed as part of this assessment.

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 visable	Not visable	Not visable	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	G1624MB1100CU	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 tagges=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 Manufactures 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 de3ficiency 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 think, 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=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.

Facility Condition Assessment

For

Baker Bay Park
35635 Shoreview Dr.
Dorena, OR 97434

Date of Report : January 25, 2021

Provided By

Faithful+Gould, Inc.

Provided For

Lane County

FAITHFUL+GOULD

Member of the SNC-Lavalin Group

Table of Contents

QUALITY CONTROL TRACKING STAMP (3-STEP)		
Version 1		Date: 1/6/2017
QC DOCUMENT:		
QC REVIEW ACTIVITY		
1. READY FOR REVIEW	ORIG:	Name
	Date	Date
2. QC REVIEW	REV:	
(Red = correction)	Date:	Name
3. CHANGES MADE AND VERIFIED	ORIG:	Name
√ (Blue check next to comment = accept)		
√ (Yellow highlight over red comment = change made to address comment)	Date:	Date
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, 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	Baker Bay
Property Type	Park
Full Address	35635 Shoreview Dr. Dorena, OR, 97434
Onsite Date	08-Dec-2020 08:00:00
Year Built	1960
Occupancy Status	Occupied
Number of Stories	1
Goss Site Area (SF)	2,746,374
Gross Building Area (GSF)	3,708
Current Replacement Value (CRV)	$2,383,602
CRV/GSF ($/Sq Ft)	$260

Building Description

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 it 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 it 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.

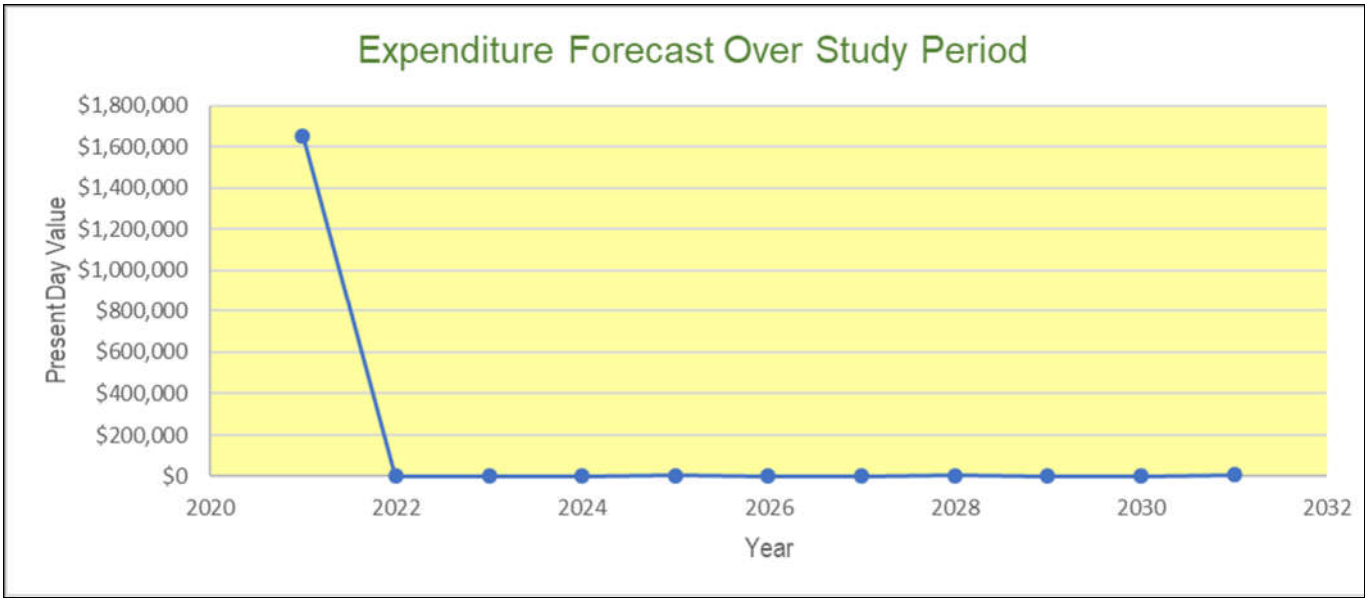
Summary of Findings

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	69.3%
Immediate Capital Needs (Year 0 and Year 1)	$1,652,153
Future Capital Needs (Year 2 to Year 10)	$20,050

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 $1,672,203 (Immediate Needs + Future Needs).



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
$1,652,153	$0	$0	$1,574	$3809	$0	$0	$6,193	$987	$0	$7,487

Key Findings

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

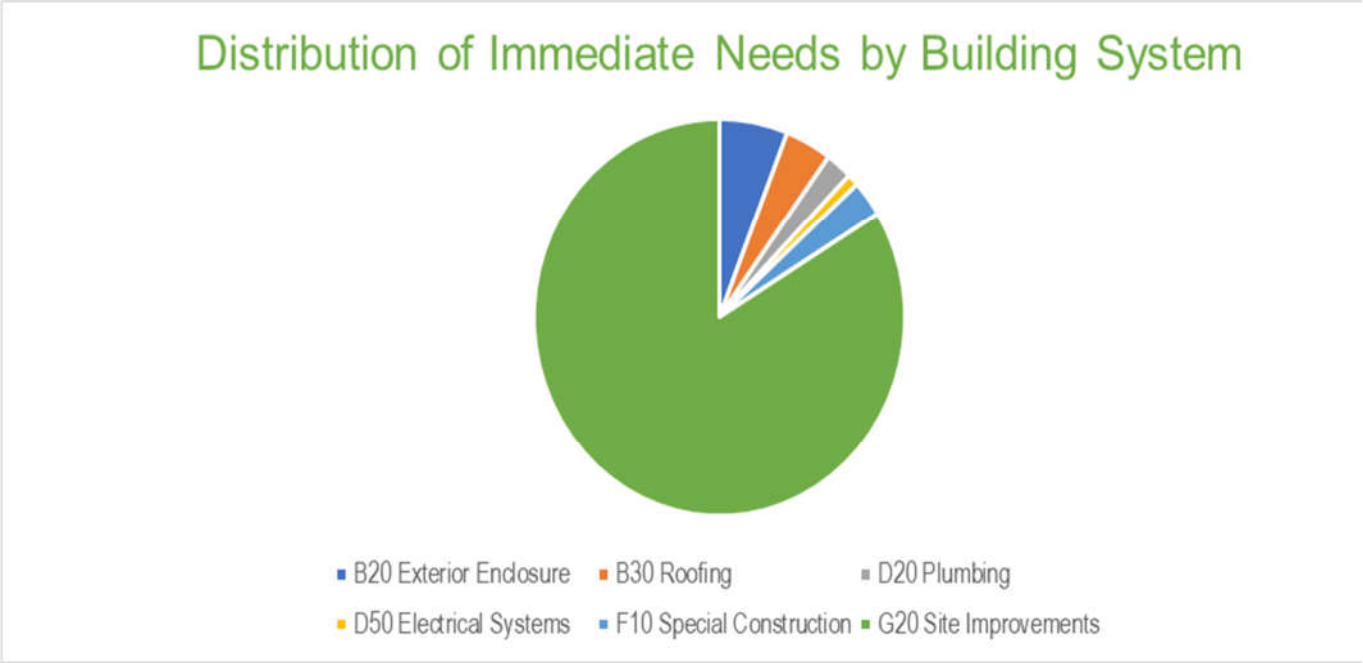
Level 1	Intervention Type	Asset	Year	Intervention Cost
B Shell	Replacement	Hopper Style Window	2021	$7,807
B Shell	Replacement	Single Solid Core Wood Doors	2021	$5,047
B Shell	Replacement	Wood Window Units - Fixed or Single Hung	2021	$9,025
B Shell	Replacement	Preformed Corrugated Metal Roof Panels	2021	$50,864
B Shell	Replacement	Asphalt Shingle Roof	2021	$11,673
B Shell	Replacement	Skylight - Plastic	2021	$5,047
B Shell	Replacement	Wood Clapboard Siding - Concession	2021	$71,068
C Interiors	Replacement	Epoxy Floor Coating	2031	$7,487
D Services	Replacement	Domestic Hot Water Heater - Electric	2021	$10,868
D Services	Replacement	Exterior Wall Pack Light Fixtures	2021	$5,072
D Services	Replacement	Cold Water Distribution	2021	$8,333
D Services	Replacement	Domestic Hot Water Heater - Electric	2021	$10,868
F Special Construction And Demolition	Replacement	Vault Toilet Waterless	2021	$48,920
G Building Sitework	Replacement	Asphalt Parking Lot With Striping	2021	$249,850
G Building Sitework	Replacement	Complete Irrigation System	2021	$542,240
G Building Sitework	Replacement	Boat Dock Pressure Treated Wood	2021	$465,014

1. All costs are presented in present day value.

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

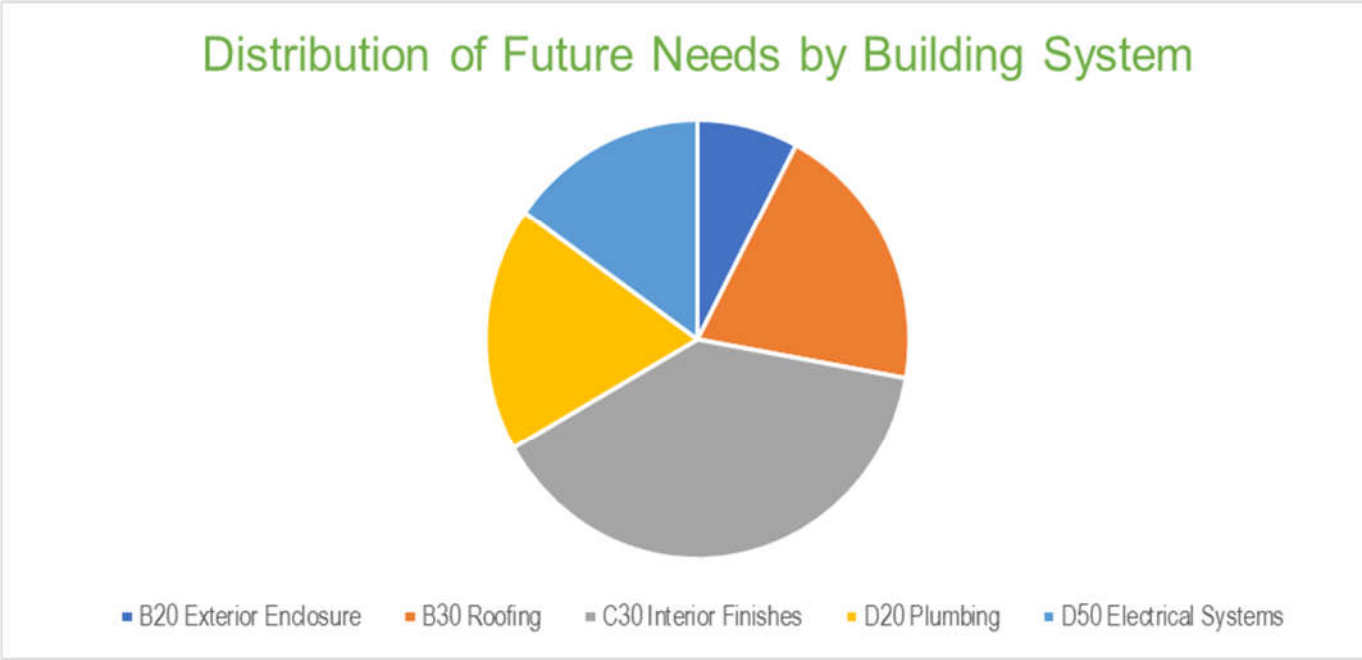
3. Budget for additional project costs of 25% - 30% to allow for professional fees, general contractor, overhead and profit management cost.

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



Building Systems	Estimated Cost	Percentage Cost
B20 Exterior Enclosure	$98,039	5.9%
B30 Roofing	$71,706	4.3%
D20 Plumbing	$38,095	2.3%
D50 Electrical Systems	$16,204	1.0%
F10 Special Construction	$48,920	3.0%
G20 Site Improvements	$1,379,190	83.7%
Total	**$1,652,153**	**100%**

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



Building System	Estimated Cost	Percentage Cost
B20 Exterior Enclosure	$1,934	9.6 %
C30 Interior Finishes	$9,778	48.8 %
D20 Plumbing	$4,528	22.6 %
D50 Electrical Systems	$3,809	19.0 %
Total	**$20,050**	**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.

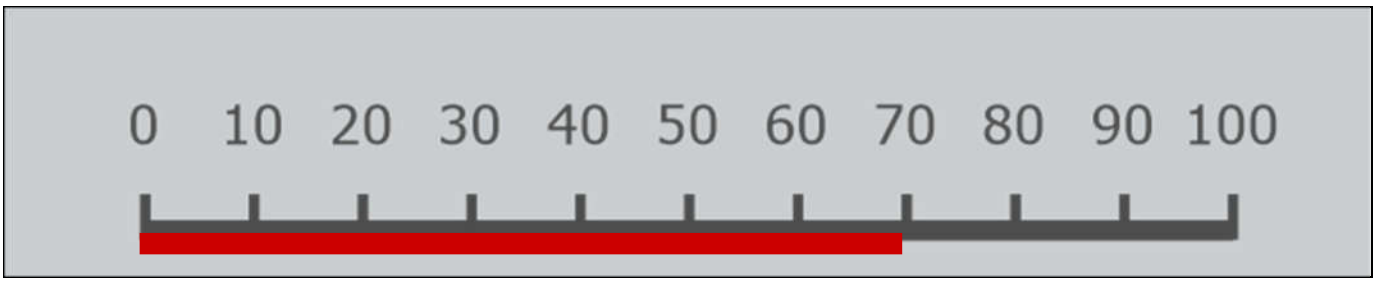
The FCI is the ratio of accumulated Deferred Maintenance (DM) (total sum of immediate required and recommended works) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV. The FCI ranges is from zero for a newly-constructed building, to 100% for a 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:

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

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

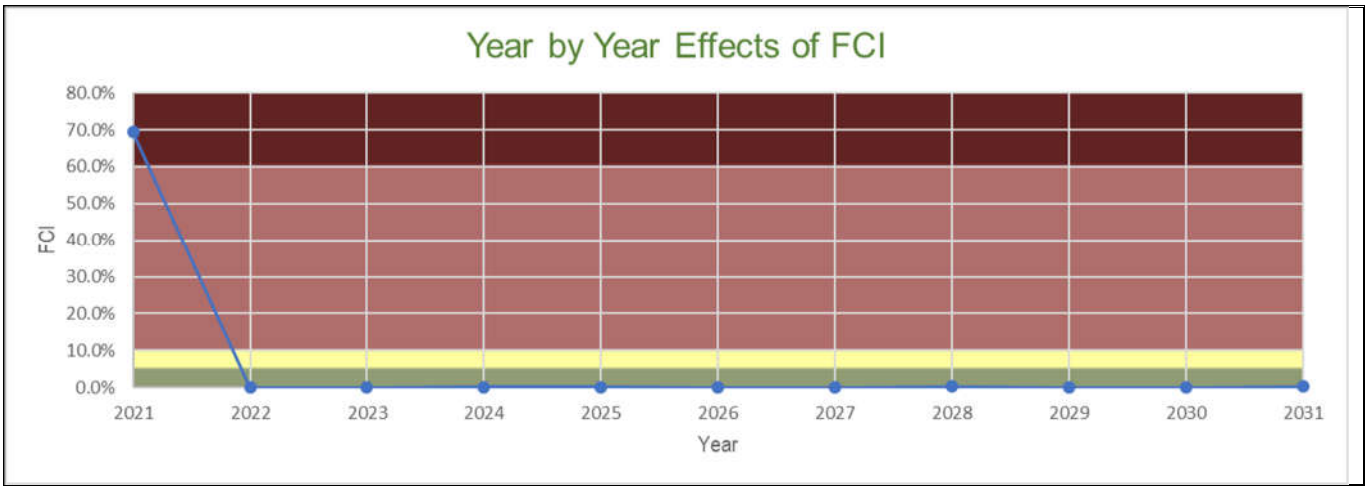
Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing 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.



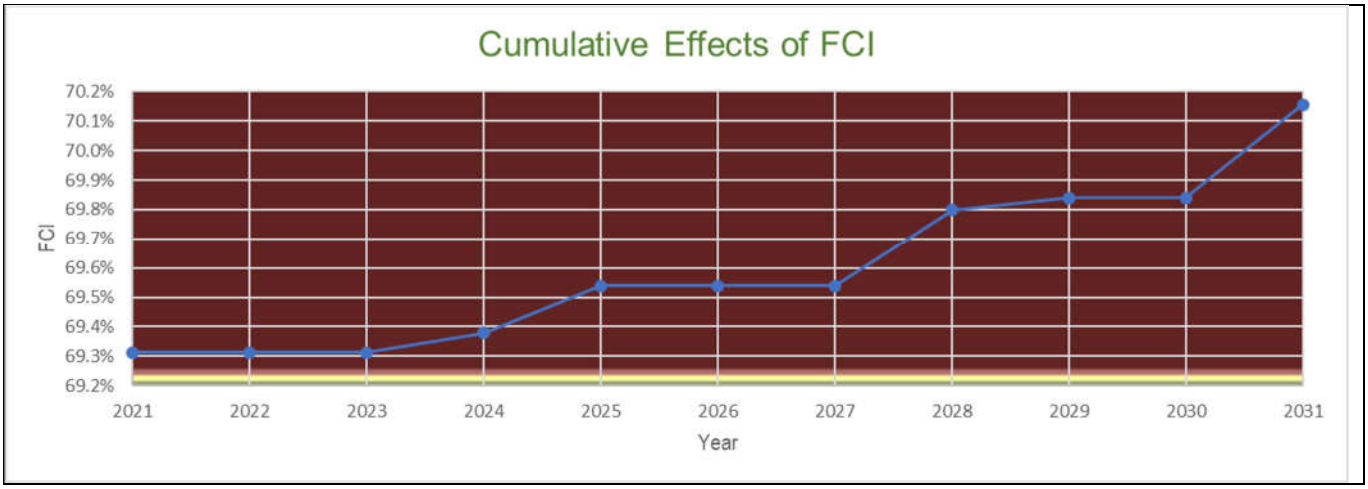
FCI: 69.3%

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
69.3%	0%	0%	0.1%	0.2%	0%	0%	0.3%	0%	0%	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.

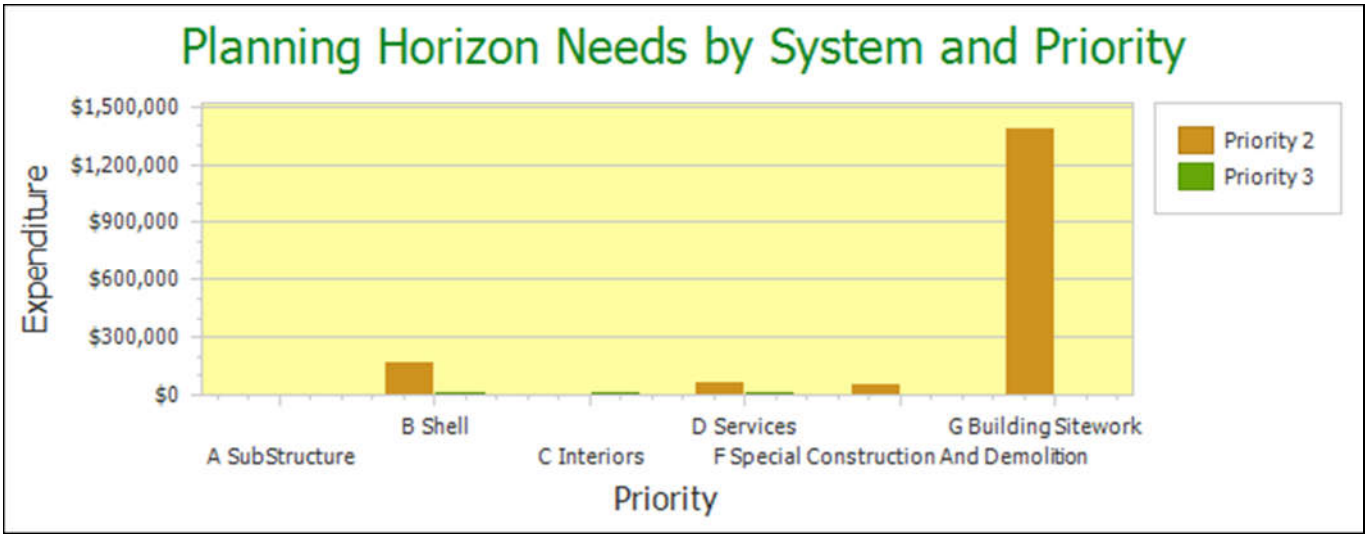


2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
69.3%	69.3%	69.3%	69.4%	69.5%	69.5%	69.5%	69.8%	69.8%	69.8%	70.2%

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	• 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	• 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	• Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component.

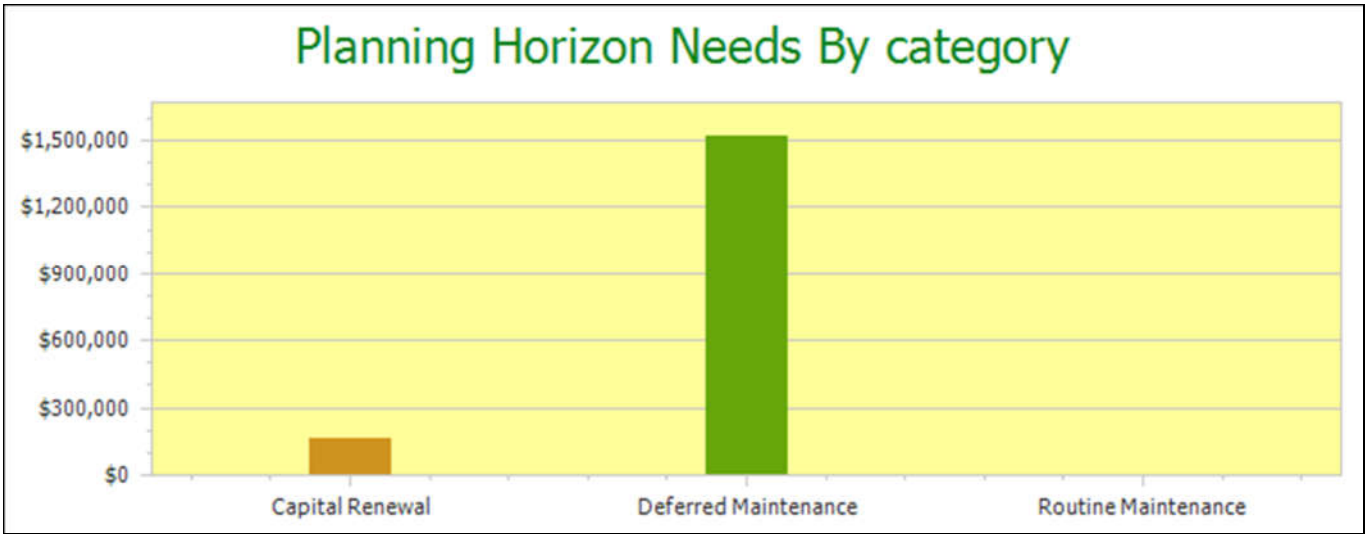


Building System	Priority 1	Priority 2	Priority 3	Grand Total
A SubStructure	$0	$0	$0	$0
B Shell	$0	$164,967	$6,712	$171,679
C Interiors	$0	$0	$9,778	$9,778
D Services	$0	$54,299	$8,338	$62,637
F Special Construction And Demolition	$0	$48,920	$0	$48,920
G Building Sitework	$0	$1,379,190	$0	$1,379,190
Grand Total	$0	$1,647,376	$24,828	$1,672204

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	• 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	• 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	• Planned future replacement of building systems that have or will reach the end of their useful life during the study period.



Plan Type	Intervention Cost Total
Capital Renewal	$160,443
Deferred Maintenance	$1,510,095
Routine Maintenance	$1,664
Grand Total	$1,672,203

Appendix

Appendix A - Capital Expenditure Table

Baker Bay

CRV : **$964080**

Year Built : **1960**

GSF : **3708**

Year	AssetID	Asset Label	Quantity	Unit	Adjusted Unit Cost	Intervention Cost
2021	LnCty-Prks-0-BkrBay-B201124 Wood Clapboard Siding-34	Wood Clapboard Siding – Concession	1842	SF	$38.58	$71,068
2021	LnCty-Prks-0-BkrBay-B202102 Awning or Hopper Style Window-66	Hopper Style Window	64	SF	$121.98	$7,807
2021	LnCty-Prks-0-BkrBay-B202108 Wood Window Units_Fixed or Single Hung-35	Wood Window Units – Fixed or Single Hung	102	SF	$88.48	$9,025
2021	LnCty-Prks-0-BkrBay-B102101 Manufactured wood trusses with wood decking-38-A1	Replace Facial Boards	196	SF	$1.38	$270
2021	LnCty-Prks-0-BkrBay-B203202 Single Solid Core Wood Doors-44	Single Solid Core Wood Doors	2	EACH	$2523.68	$5,047
2021	LnCty-Prks-0-BkrBay-B203902 Single HM Doors-67	Hollow Metal Doors	2	EACH	$2,411.37	$4,823
2021	LnCty-Prks-0-BkrBay-B301114 Asphalt Shingle Roof-88	Asphalt Shingle Roof	1450	SF	$8.05	$1,1673
2021	LnCty-Prks-0-BkrBay-B301122 Preformed Corrugated Metal Roof Panels-65	Preformed Corrugated Metal Roof Panels	2015	SF	$25.24	$5,0864
2021	LnCty-Prks-0-BkrBay-B301407 Painted Galvanized Steel-52	Painted Galvanized Steel Flashing	196	SF	$21.03	$4,123
2021	LnCty-Prks-0-BkrBay-B302103 Skylight _ Plastic-82	Skylight _ Plastic	60	SF	$84.1225	$5,047
2021	LnCty-Prks-0-BkrBay-D201804 Floor Mounted Standard Drinking Fountain-59	Floor Mounted Standard Drinking Fountain	1	EA	$1472.15	$1,472

2021	LnCty-Prks-0-BkrBay-D202105 Cold Water Distribution-73	Cold Water Distribution	315	SF	$6.62	$2,087
2021	LnCty-Prks-0-BkrBay-D202105 Cold Water Distribution-56	Cold Water Distribution	1258.00	SF	$6.62	$8,333
2021	LnCty-Prks-0-BkrBay-D202213 Domestic Hot Water Heater _ Electric-81	Domestic Hot Water Heater _ Electric	120	GALS	$90.56	$10,868
2021	LnCty-Prks-0-BkrBay-D202213 Domestic Hot Water Heater _ Electric-80	Domestic Hot Water Heater _ Electric	120	GALS	$90.56	$10,868
2021	LnCty-Prks-0-BkrBay-D203104 Sanitary Water Gravity Discharge-57	Sanitary Water Gravity Discharge	1258.00	SF	$2.84	$3,573
2021	LnCty-Prks-0-BkrBay-D203104 Sanitary Water Gravity Discharge-74	Sanitary Water Gravity Discharge	315	SF	$2.84	$895
2021	LnCty-Prks-0-BkrBay-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -13	Panelboard, 120 over 240volts, 60 to 2000amp	100	AMP	$30.48	$3,048
2021	LnCty-Prks-0-BkrBay-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -10	Panelboard, 120 over 240volts, 60 to 2000amp	100	AMP	$30.48	$3,048
2021	LnCty-Prks-0-BkrBay-D502105 Wiring Systems Incl. Receptacles and Switches-87	Wiring Systems Incl. Receptacles and Switched	315	SF	$9.06	$2,855
2021	LnCty-Prks-0-BkrBay-D502205 Exterior Wall Pack Light Fixtures-76	Exterior Wall Pack Light Fixtures	2	EACH	$845.25	$1,691
2021	LnCty-Prks-0-BkrBay-D502205 Exterior Wall Pack Light Fixtures-83	Exterior Wall Pack Light Fixtures	6	EACH	$845.25	$5,072
2021	LnCty-Prks-0-BkrBay-D502232 Fluorescent Strip Light Fixtures-75	Fluorescent Strip Light Fixtures	2	EACH	$246.14	$492
2021	LnCty-Prks-0-BkrBay-F101304 Vault Toilet Waterless _ Double-5	Vault Toilet Waterless	1	EACH	$48,919.69	$48,920
2021	LnCty-Prks-0-BkrBay-G202107 Asphalt Parking Lot With Striping-28	Asphalt Parking Lot With Striping	9898	SY	$25.24	$249,850
2021	LnCty-Prks-0-BkrBay-G203102 Concrete Pedestrian Paving-58	Concrete Pedestrian Paving - Patio	180	SY	$196.11	$35,300
2021	LnCty-Prks-0-BkrBay-G203105 Concrete 3ft Wide-77	Concrete 3ft Wide	8	LF	$46.16	$369
2021	LnCty-Prks-0-BkrBay-G203107 Concrete Curb or Berm-60	Concrete Curb	2147	LF	$40.25	$86,417
2021	LnCty-Prks-0-BkrBay-G203112 Boat Dock Pressure Treated Wood-20	Boat Dock Pressure Treated Wood	3676	SF	$126.50	$465,014
2021	LnCty-Prks-0-BkrBay-G205701 Complete Irrigation System-4	Irrigation System	224530	SF	$2.42	$542,240

2024	LnCty-Prks-0-BkrBay-C301214 Painted Finish _ Standard-85	Painted Finish _ Standard	625	SF	$2.5185	$1,574
2025	LnCty-Prks-0-BkrBay-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -84	Panelboard, 120 over 240 volts, 125amp	125	AMP	$30.48	$3,809
2028	LnCty-Prks-0-BkrBay-B201128 Painted CMU Walls -63-A1	Exterior Paint	760	SF	$2.19	$1,664
2028	LnCty-Prks-0-BkrBay-D202213 Domestic Hot Water Heater _ Electric-48	Domestic Hot Water Heater_ Electric	50.00	GALS	$90.56	$4,528
2029	LnCty-Prks-0-BkrBay-B102101 Manufactured wood trusses with wood decking-38-A1	Replace Facial Boards	196	SF	$1.3755	$270
2029	LnCty-Prks-0-BkrBay-C301214 Painted Finish _ Standard-69	Painted Finish _ Standard	285.00	SF	$2.52	$718
2031	LnCty-Prks-0-BkrBay-C302303 Epoxy Floor Coating-54	Epoxy Floor Coating	465.00	SF	$16.10	$7,487
Total						**$1,672,203**

Appendix B - Photographic Records

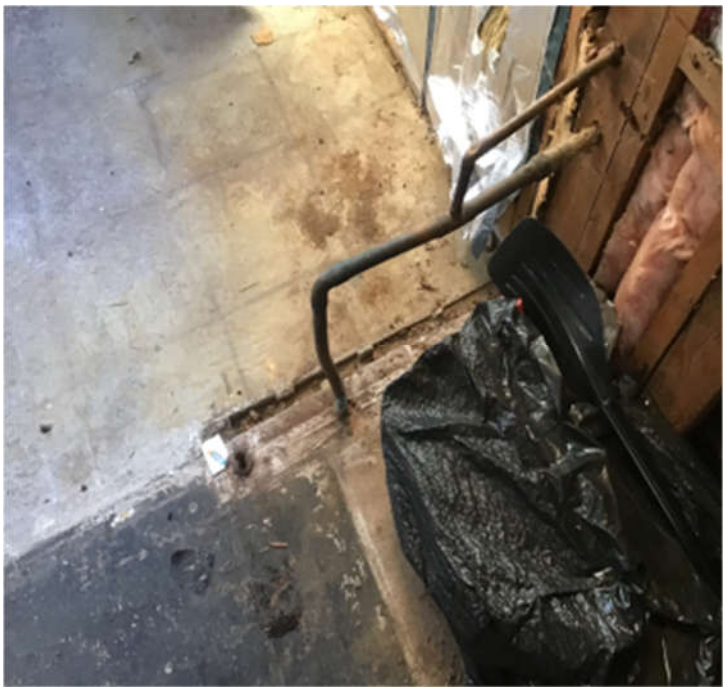
Exhaust Fan - Concession

Toilet Partition - Restroom

Wood Fence

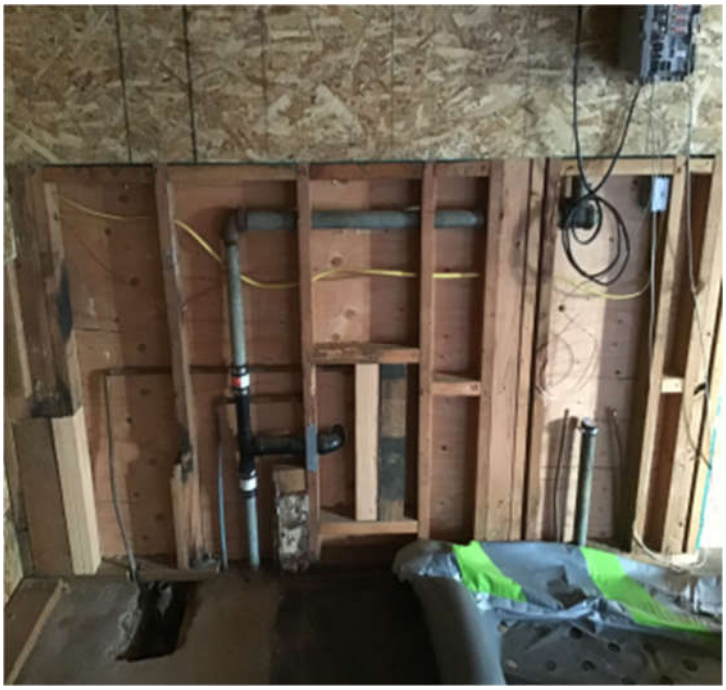
Domestic Hot Water Heater_ Electric

Restroom with Plumbed Fixtures - 43°46'19.1"N 122°56'11.6"W



Cold Water Distribution

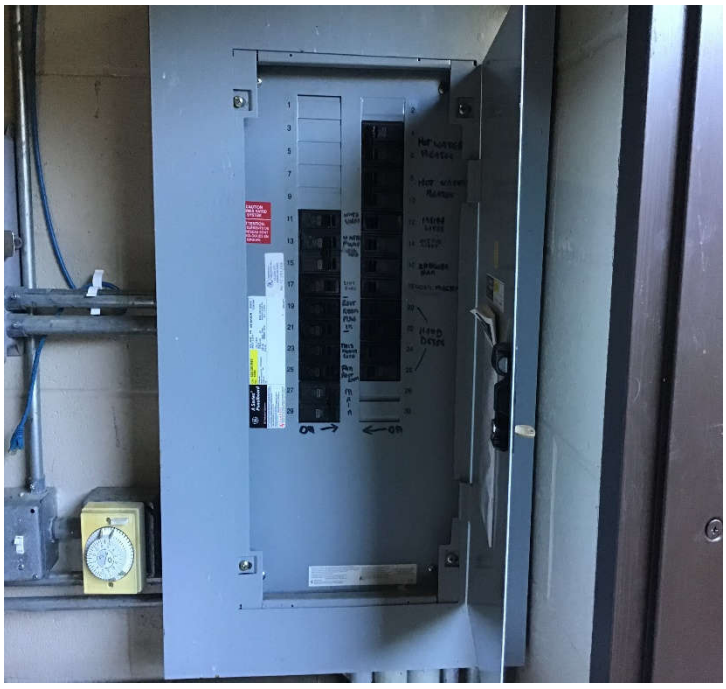
Epoxy Floor Coating



Sanitary Water Gravity Discharge

Wood Window Units _ Fixed or Single Hung

Domestic Hot Water Heater _ Electric



Panelboard, 120 over 240volts, 125amp

Panelboard, 120 over 240volts, 60 to 2000amp

Vault Toilet Waterless - 43°46'21.2"N 122°56'04.8"W

Slab on Grade Reinforced Concrete

Boat Dock Pressure Treated Wood

Boat Dock Pressure Treated Wood

Traditional Wood Beams and Rafters - 43°46'23.7"N 122°56'20.6"W

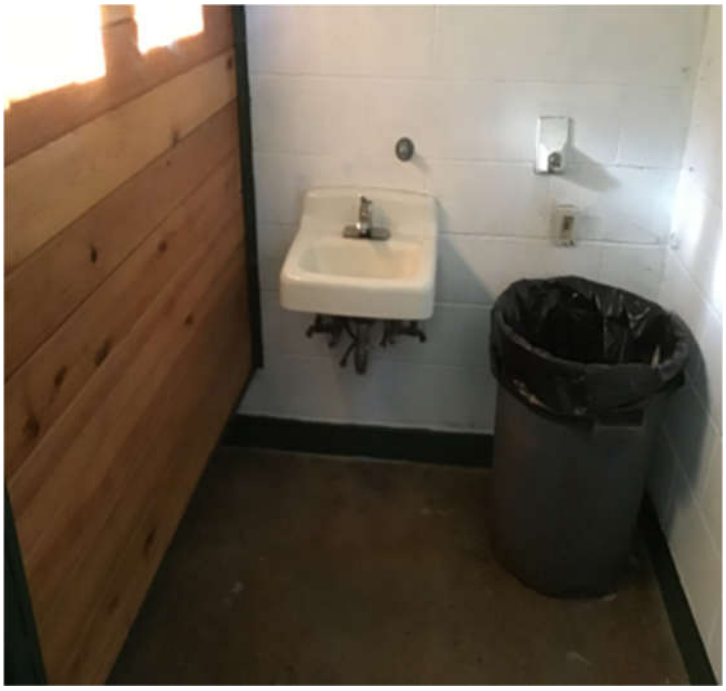
Three Compartment Stainless Sink

Wall Mounted Water Closets

Painted Galvanized Steel Flashing

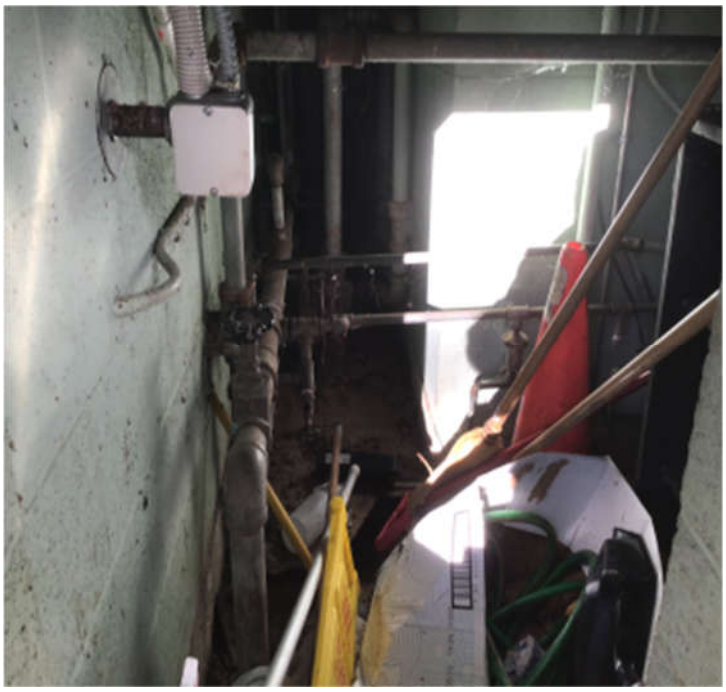
Panelboard, 120 over 240volts, 60 to 2000amp - 43.772160, -122.936345

Skylight _ Plastic



Wall Hung Lavatories

Gypsum Wall Board Stud Walls



Sanitary Water Gravity Discharge

Concession Full Split System

Manufactured wood trusses with wood decking

TPO Single ply Roof Membrane incl. Insulation -43°46'18.6"N 122°56'17.0"W

Fluorescent Strip Light Fixtures

Exterior Wall Pack Light Fixtures

Exterior Wall Pack Light Fixtures

Asphalt Parking Lot With Striping

Domestic Hot Water Heater _ Electric

Painted CMU Walls

Irrigation System - 43°46'18.7"N 122°56'18.4"W

Toilet Partition

Floor Mounted Standard Drinking Fountain

Preformed Corrugated Metal Roof Panels

Single Solid Core Wood Doors

Septic Tanks - 43°46'19.4"N 122°56'11.8"W

Concrete Pedestrian Paving - Patio

Concrete Curb

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

Hopper Style Window

Appendix C - Document Review and Warranty Information

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

Appendix D - Equipment Tables

Location	Equipment Type	Manufacturer	Model No	Serial No	Tag	Capacity/ Rating	Year Manufactured
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 Manufactures 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 de3ficiency 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 think, 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=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.

Facility Condition Assessment

For

Armitage
90064 Coburg Rd.
Eugene, OR. 97408

Date of Report : January 27, 2021

Provided By

Faithful+Gould, Inc.

Provided For

Lane County

FAITHFUL+GOULD

Member of the SNC-Lavalin Group

Table of Contents

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	Date 1/15/2020
2. QC REVIEW	REV:	Name Anna Brophy
(Red = correction)	Date:	1/27/2020
3. CHANGES MADE AND VERIFIED	ORIG:	Name Errol Hawkins
√ (Blue check next to comment = accept)		
√ (Yellow highlight over red comment = change made to address comment)	Date:	Date 1/28/2020
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 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 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	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

Building Description

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 recommeded 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 it's 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 conduid 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 downspounts 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 sceptic 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 instsallation 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 peroid. 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 perior. 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.

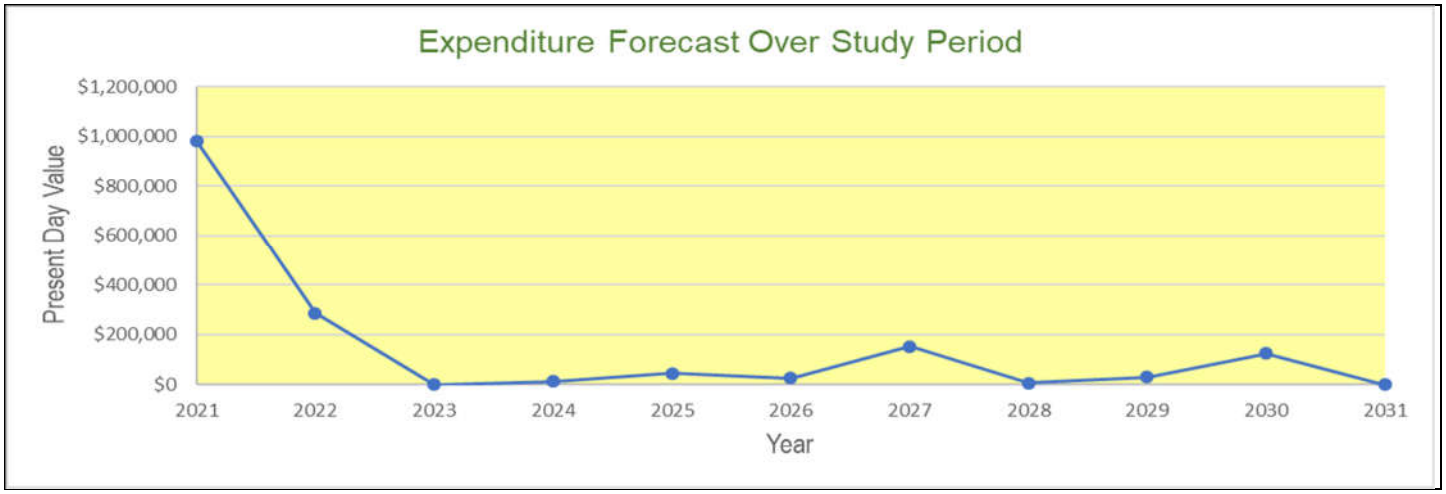
Summary of Findings

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	20.9%
Immediate Capital Needs (Year 0 and Year 1)	$1,269,789
Future Capital Needs (Year 2 to Year 10)	$394,865

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 $1,664,654 (Immediate Needs + Future Needs).



2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
$983,399	$286,390	$0	$6,095	$45,905	$24,898	$156,387	$6,662	$30,607	$124,310	$0

Key Findings

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

Level 1	Action Type	Asset	Year	Expenditures
A SubStructure	Replacement	Slab on Grade Reinforced Concrete	2021	$49,752
B Shell	Replacement	Wood Clapboard Siding	2021	$88,738
B Shell	Replacement	Rolling Overhead Doors, Manual	2021	$6,730
B Shell	Replacement	TPO Single ply Roof Membrane incl. Insulation	2021	$57,873
B Shell	Replacement	Asphalt Shingle Roof	2021	$5,152
B Shell	Replacement	Asphalt Shingle Roof	2021	$9,258
C Interiors	Replacement	Gypsum Wall Board Stud Walls	2021	$13,877
C Interiors	Replacement	Toilet Partition	2021	$6,752
D Services	Replacement	Floor Mounted Water Closets	2021	$7,245
D Services	Replacement	Floor Mounted Water Closets	2021	$7,245
D Services	Replacement	Panelboard, 120 over 240volts, 60 to 2000amp	2021	$6,095
D Services	Replacement	Wiring Systems Incl. Receptacles and Switches	2021	$11,328
F Special Construction And Demolition	Replacement	State Park Canopy - Small	2021	$6,095
G Building Sitework	Replacement	Asphalt Parking Lot With Striping	2021	$82,038
G Building Sitework	Replacement	Asphalt Parking Lot With Striping	2021	$384,948
G Building Sitework	Replacement	Concrete Curb or Berm	2021	$42,665
G Building Sitework	Replacement	2in. PVC Water Pipe - Direct Bury	2021	$38,657
G Building Sitework	Replacement	3in. PVC Water Pipe - Direct Bury	2021	$132,547
D Services	Replacement	Furnace – Electric	2022	$105,153
E Equipment & Furnshings	Replacement	Floor Mounted Base Cabinets – Standard	2022	$10,707
E Equipment & Furnishings	Replacement	Wall Mounted Cabinets – Standard	2022	$5,769
G Building Sitework	Schedule Action	Crack Repairs and Seal Coating - Asphalt Roadway	2022	$152,357
D Services	Replacement	Panelboard, 120 over 240volts, 200amp	2024	$6,095
G Building Sitework	Schedule Action	Crack Repair, Seal Coating, and Restriping to Parking Lots	2025	$42,524
G Building Sitework	Replacement	RV Hookups - Electric and Water	2026	$21,850

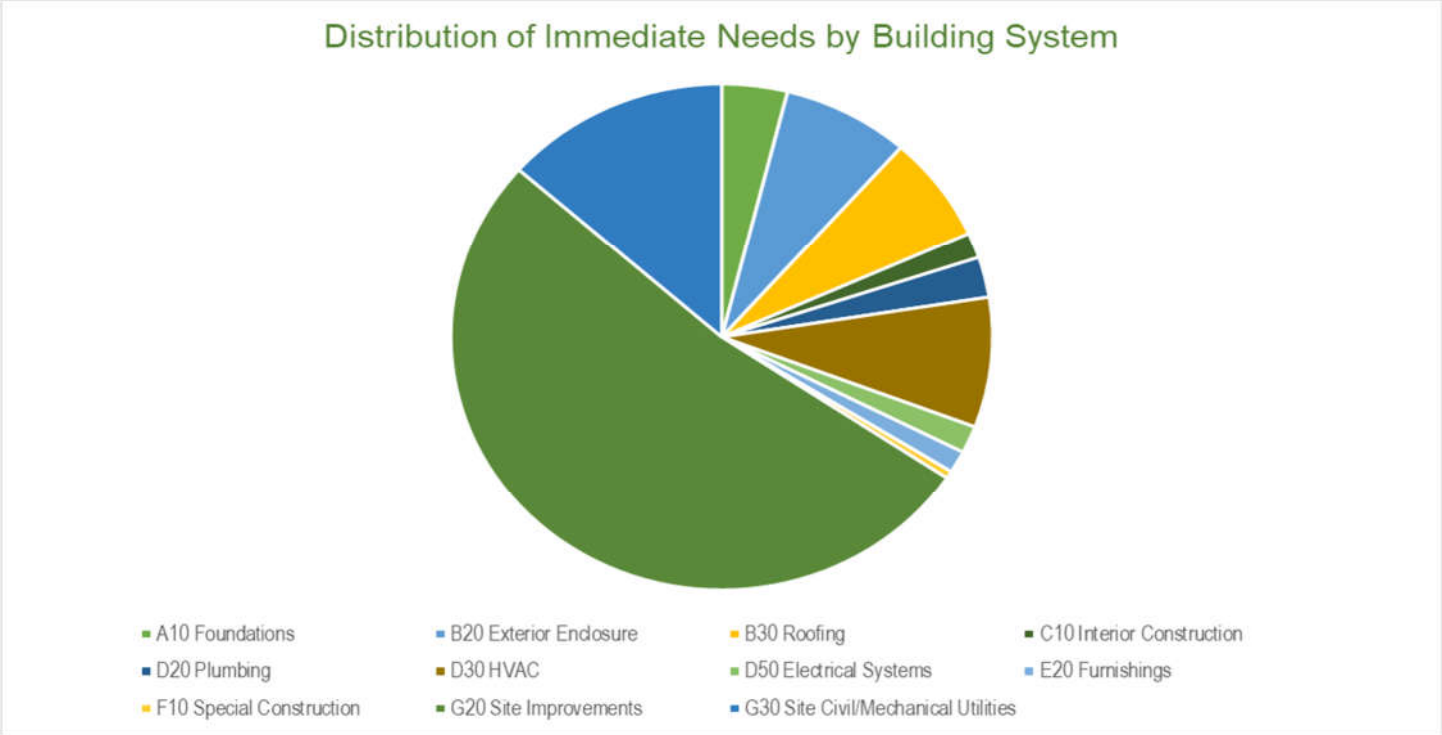
G Building Sitework	Schedule Action	Crack Repairs and Seal Coating - Asphalt Roadway	2027	$152,357
D Services	Replacement	Domestic Hot Water Heater _ Electric	2030	$10,868
D Services	Replacement	Domestic Hot Water Heater _ Electric	2030	$10,868
D Services	Replacement	Unit Heater - Hydronic, Small	2030	$5,486
B Shell	Replacement	Wood Clapboard Siding	2030	$58,722
B Shell	Replacement	Vinyl Siding	2030	$12,365
B Shell	Replacement	UPVC Window Units – Fixed or Single Hung	2030	$7,806
G Building Sitework	Schedule Action	Crack Repair, Seal Coating, and Restriping to Parking Lots	2030	$42,524

1. All costs are presented in present day value.

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

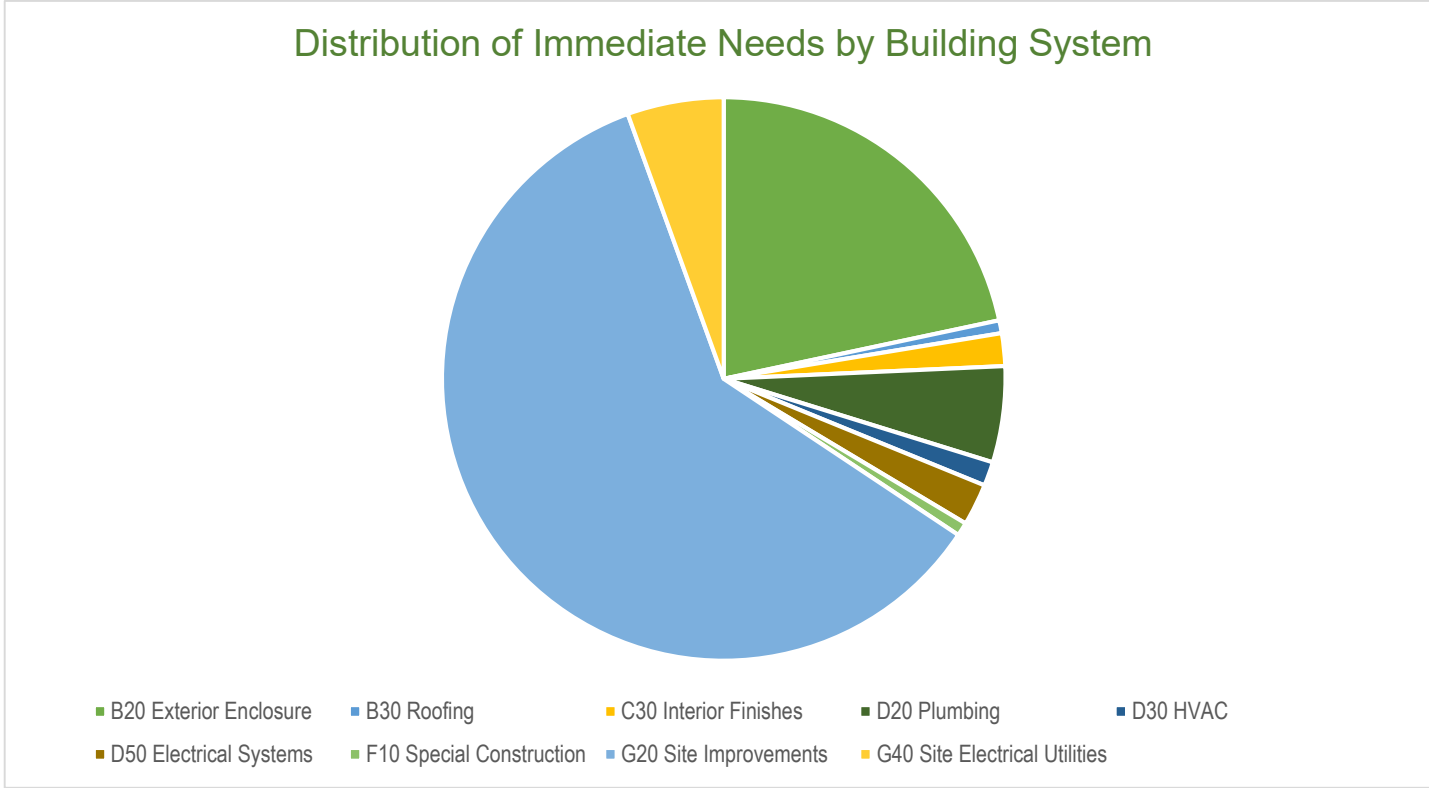
3. Budget for additional project costs of 25% - 30% to allow for professional fees, general contractor, overhead and profit management cost.

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



Building System	Estimated Cost	Percentage of Total Cost
A10 Foundations	$49,752	3.9%
B20 Exterior Enclosure	$96,418	7.6%
B30 Roofing	$85,968	6.8%
C10 Interior Construction	$20,629	1.6%
D20 Plumbing	$32,701	2.6%
D30 HVAC	$105,153	8.3%
D50 Electrical Systems	$22,032	1.7%
E20 Furnishings	$17,828	1.4%
F10 Special Construction	$6,095	0.5%
G20 Site Improvements	$662,009	52.1%
G30 Site Civil/Mechanical Utilities	$171,204	13.5%
Total	**$1,269,789**	**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	21.7%
B30 Roofing	$2,894	0.7%
C30 Interior Finishes	$7,416	1.9%
D20 Plumbing	$21,735	5.5%
D30 HVAC	$5,486	1.4%
D50 Electrical Systems	$9,476	2.4%
F10 Special Construction	$3,048	0.8%
G20 Site Improvements	$237,406	60.1%
G40 Site Electrical Utilities	$21,850	5.5%
Total	**$394,866**	**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.

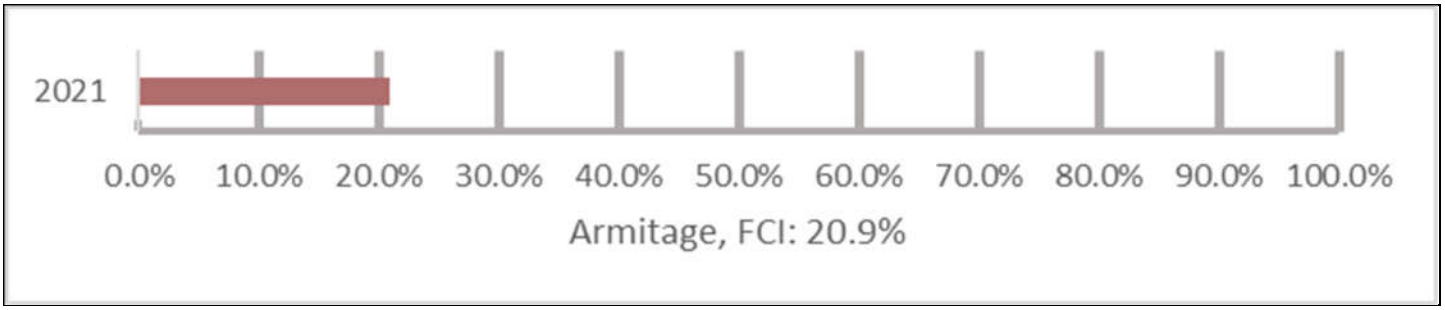
The FCI is the ratio of accumulated Deferred Maintenance (DM) (total sum of immediate required and recommended works) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV. The FCI ranges is from zero for a newly-constructed building, to 100% for a 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:

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

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

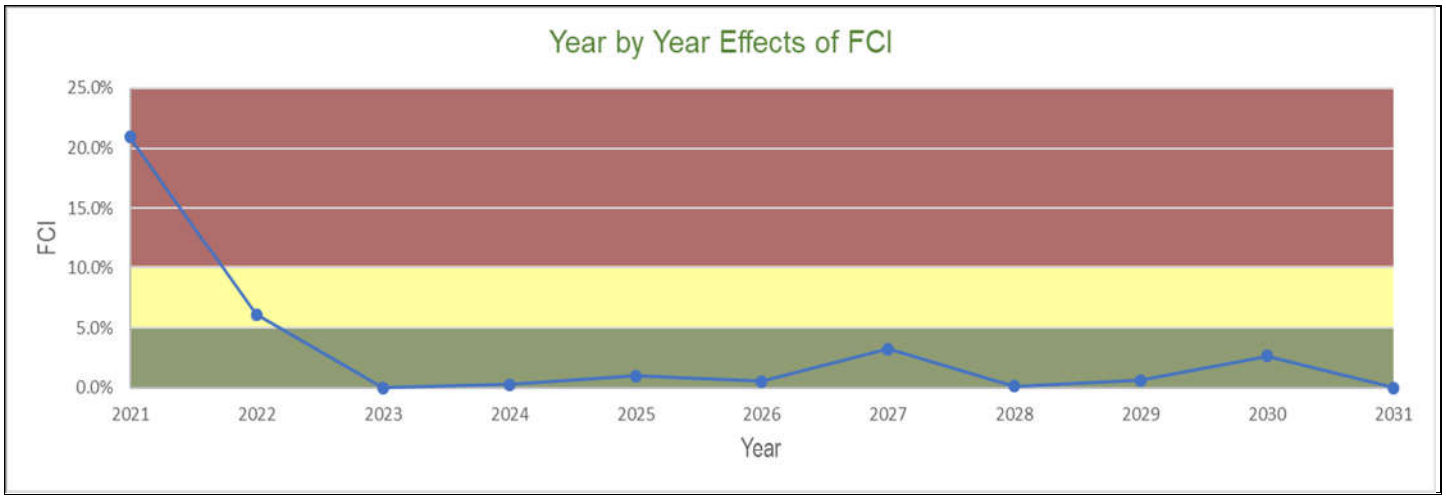
Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing 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.



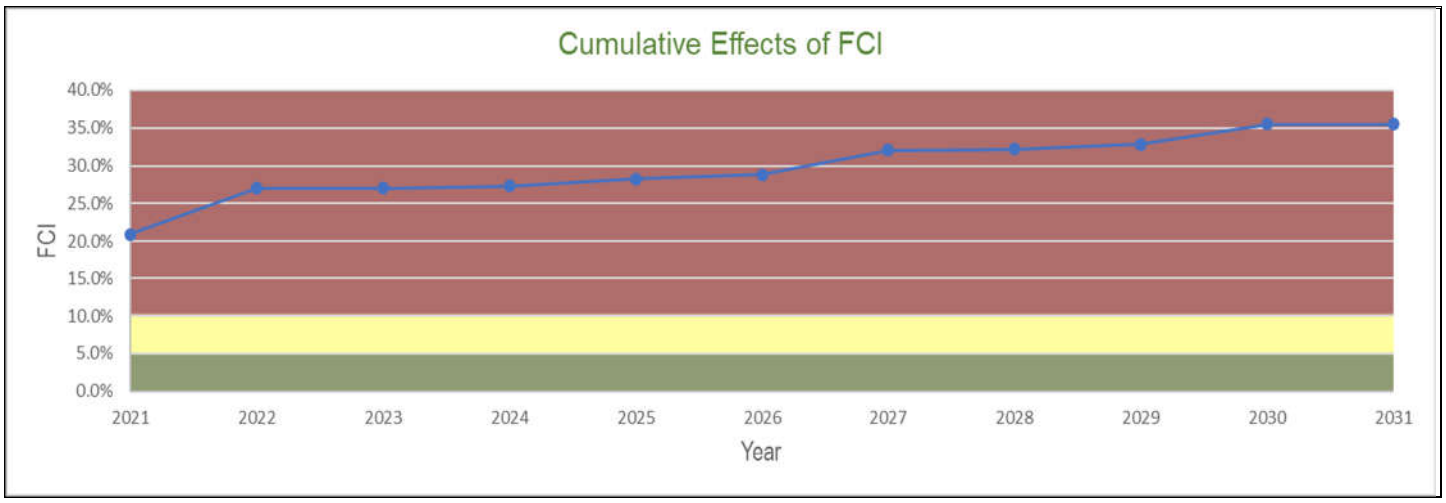
Armitage, FCI: 20.9%

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
20.9%	6.1%	0.0%	0.1%	1.0%	0.5%	3.3%	0.1%	0.7%	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.

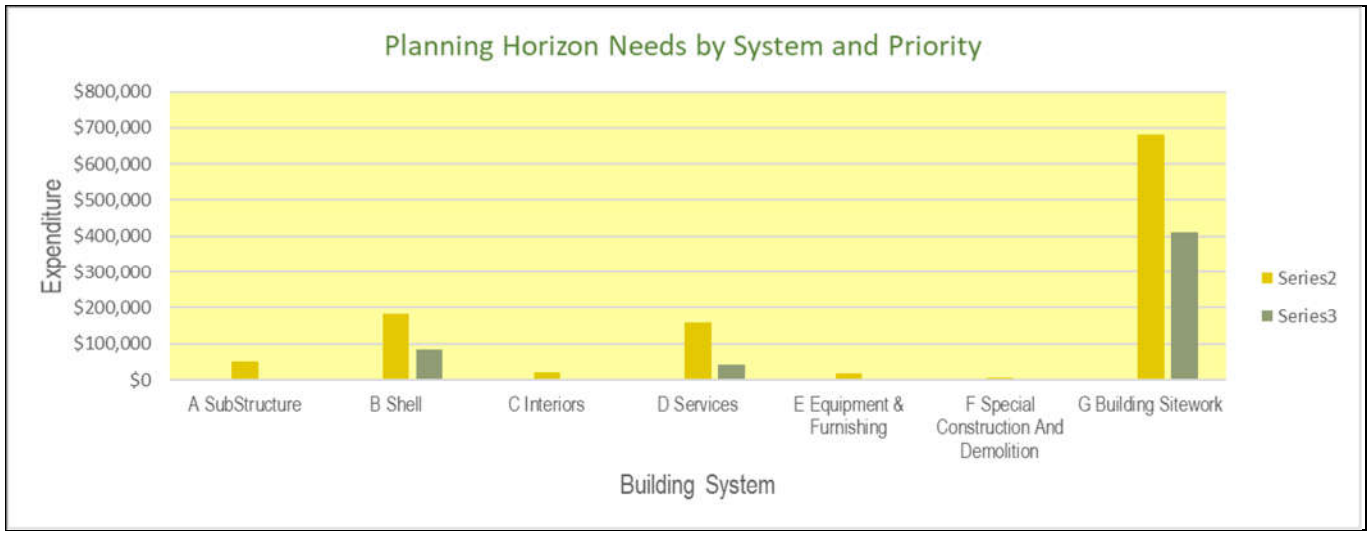


2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
20.9%	27.0%	27.0%	27.2%	28.1%	28.7%	32.0%	32.1%	32.8%	35.4%	35.4%

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	• 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	• 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	• Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component.

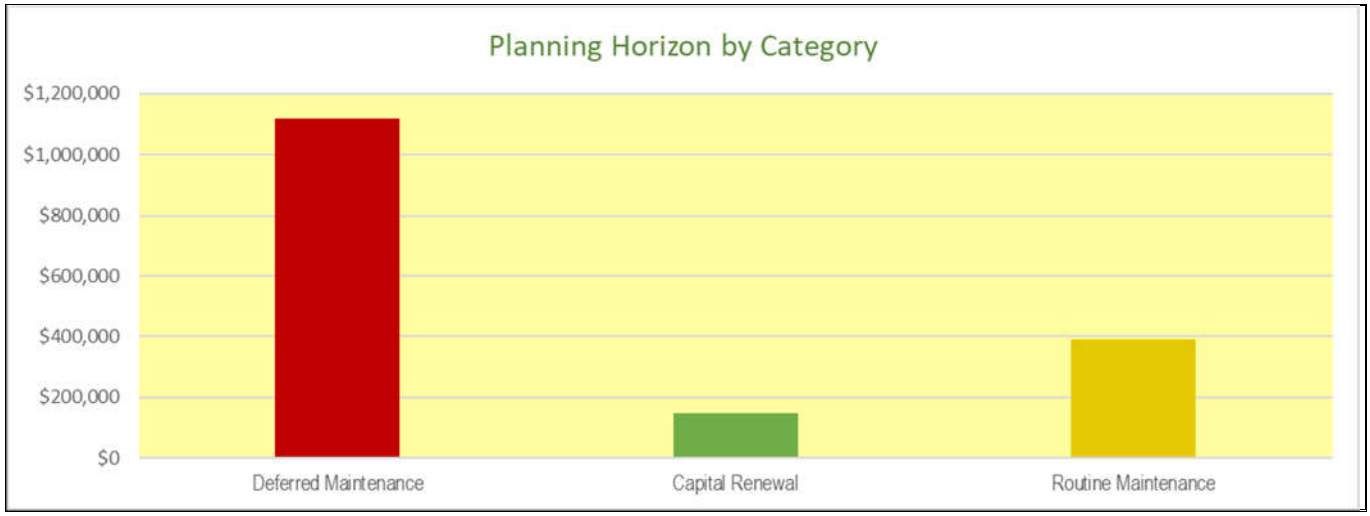


Building System	Priority 1	Priority 2	Priority 3	Grand Total
A SubStructure	$0	$49,752	$0	$49,752
B Shell	$0	$182,386	$88,449	$270,835
C Interiors	$0	$20,629	$7416	$28.045
D Services	$0	$159,886	$36,697	$196,583
E Equipment & Furnishing	$0	$17,828	$0	$17,828
F Special Construction And Demolition	$0	$6,095	$3,048	$9,143
G Building Sitework	$0	$680,855	$411,613	$1,082,468
Grand Total	$0	$1,117,431	$547,223	$1,664,654

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	• 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	• 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	• 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	$1,117,432
Routine Maintenance	$391,603
Grand Total	$1,664,654

Appendix

Appendix A - Capital Expenditure Table

Armitage

CRV : **$4,696,986**

Year Built : **1960**

GSF : **13,865**

Year	AssetID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2021	LnCty-Prks-0-Arm-A103100 Slab on Grade Reinforced Concrete-44	Slab on Grade Reinforced Concrete	2,300	SF	$21.63	$49,752
2021	LnCty-Prks-0-Arm-B201124 Wood Clapboard Siding-46	Wood Clapboard Siding	2,300	SF	$38.58	$88,738
2021	LnCty-Prks-0-Arm-B202100 Aluminum Window Units _ Fixed or Single Hung-7	Aluminum Window Units _ Fixed or Single Hung	12	SF	$79.17	$950
2021	LnCty-Prks-0-Arm-B203305 Rolling Overhead Doors, Manual-52	Rolling Overhead Doors, Manual	128	SF	$52.58	$6,730
2021	LnCty-Prks-0-Arm-B301113 TPO Single ply Roof Membrane incl. Insulation-15	TPO Single ply Roof Membrane incl. Insulation	3,000	SF	$19.29	$57,873
2021	LnCty-Prks-0-Arm-B301113 TPO Single ply Roof Membrane incl. Insulation-34	TPO Single ply Roof Membrane incl. Insulation	160	SF	$19.29	$3,087
2021	LnCty-Prks-0-Arm-B301114 Asphalt Shingle Roof-32	Asphalt Shingle Roof	640	SF	$8.05	$5,152
2021	LnCty-Prks-0-Arm-B301114 Asphalt Shingle Roof-36	Asphalt Shingle Roof	1,150	SF	$8.05	$9,258
2021	LnCty-Prks-0-Arm-B301114 Asphalt Shingle Roof-50	Asphalt Shingle Roof	535	SF	$8.05	$4,307
2021	LnCty-Prks-0-Arm-B301603 Galvanized Steel Perimeter Gutters and Downspouts-31	Galvanized Steel Perimeter Gutters and Downspouts	72	LF	$17.68	$1,273
2021	LnCty-Prks-0-Arm-B301603 Galvanized Steel Perimeter Gutters and Downspouts-45	Galvanized Steel Perimeter Gutters and Downspouts	65	LF	$17.68	$1,149
2021	LnCty-Prks-0-Arm-B302103 Skylight _ Plastic-14	Skylight _ Plastic	12	SF	$84.12	$1,009
2021	LnCty-Prks-0-Arm-B302103 Skylight _ Plastic-33	Skylight _ Plastic	16	SF	$84.12	$1,346
2021	LnCty-Prks-0-Arm-C101107 Gypsum Wall Board Stud Walls-47	Gypsum Wall Board Stud Walls	1,100	SF	$12.62	$13,877
2021	LnCty-Prks-0-Arm-C101405 Toilet Partition-10	Toilet Partition	3	EACH	$2250.61	$6,752
2021	LnCty-Prks-0-Arm-D201101 Floor Mounted Water Closets-6	Floor Mounted Water Closets	3	EACH	$2415.00	$7,245

Year	AssetID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2021	LnCty-Prks-0-Arm-D201101 Floor Mounted Water Closets-9	Floor Mounted Water Closets	3	EACH	$2415.00	$7,245
2021	LnCty-Prks-0-Arm-D201203 Stall Type Urinals-5	Stall Type Urinals	1	EACH	$3964.27	$3,964
2021	LnCty-Prks-0-Arm-D202213 Domestic Hot Water Heater _ Electric-38	Domestic Hot Water Heater _ Electric	52	GALS	$90.56	$4,709
2021	LnCty-Prks-0-Arm-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -39	Panelboard, 120 over 240volts, 60 to 2000amp	200	AMP	$30.48	$6,095
2021	LnCty-Prks-0-Arm-D502105 Wiring Systems Incl. Receptacles and Switches-40	Wiring Systems Incl. Receptacles and Switches	1,250	SF	$9.06	$11,328
2021	LnCty-Prks-0-Arm-D502205 Exterior Wall Pack Light Fixtures-41	Exterior Wall Pack Light Fixtures	3	EACH	$845.25	$2,536
2021	LnCty-Prks-0-Arm-D502228 Fluor. Light 2ft x 4ft Recessed or Surface Mounted Fixtures-37	Fluor. Light 2ft x 4ft Recessed or Surface Mounted Fixtures	6	EACH	$345.63	$2,074
2021	LnCty-Prks-0-Arm-F101311 State Park Canopy _ Small-23	State Park Canopy _ Small	2	EACH	$3047.50	$6,095
2021	LnCty-Prks-0-Arm-G202107 Asphalt Parking Lot With Striping-17	Asphalt Parking Lot With Striping	3,250	SY	$25.24	$82,038
2021	LnCty-Prks-0-Arm-G202107 Asphalt Parking Lot With Striping-60	Asphalt Parking Lot With Striping	15,250	SY	$25.24	$384,948
2021	LnCty-Prks-0-Arm-G203107 Concrete Curb or Berm-55	Concrete Curb or Berm	1,060	LF	$40.25	$42,665
2021	LnCty-Prks-0-Arm-G301101 2in. PVC Water Pipe _ Direct Bury-58	2in. PVC Water Pipe - Direct Bury	585	LF	$66.08	$38,657
2021	LnCty-Prks-0-Arm-G301155 3in. PVC Water Pipe _ Direct Bury-57	3in. PVC Water Pipe - Direct Bury	1,844	LF	$71.88	$132,547
2022	LnCty-Prks-0-Arm-B302103 Skylight _ Plastic-65	Skylight _ Plastic	18	SF	$84.12	$1,514
2022	LnCty-Prks-0-Arm-D201404 Countertop Single Bowl Kitchen Sink-74	Single Bowl Sink	1	EACH	$1358.44	$1,358
2022	LnCty-Prks-0-Arm-D201404 Countertop Single Bowl Kitchen Sink-75	Single Bowl Sink	1	EACH	$1358.44	$1,358
2022	LnCty-Prks-0-Arm-D201404 Countertop Single Bowl Kitchen Sink-63	Single Bowl Sink	1	EACH	$1358.44	$1,358
2022	LnCty-Prks-0-Arm-D201403 Countertop Double Bowl Kitchen Sinks-71	Countertop Double Bowl Kitchen Sinks	1	EACH	$1911.88	$1,912
2022	LnCty-Prks-0-Arm-D203104 Sanitary Water Gravity Discharge-72	Sanitary Water Gravity Discharge	1,250	SF	$2.84	$3,551
2022	LnCty-Prks-0-Arm-D302101 Furnace _ Electric-102	Furnace - Electric	50	MBH	$2103.06	$105,153
2022	LnCty-Prks-0-Arm-E201201 Counter Top _ Laminated-70	Counter Top - Laminated	15	LF	$90.13	$1,352
2022	LnCty-Prks-0-Arm-E201203 Floor Mounted Base Cabinets _ Standard-68	Floor Mounted Base Cabinets _ Standard	24	LF	$446.12	$10,707

Year	Asset ID	Asset Label	Quantity	Units	Unit Cost	Expenditures
2022	LnCty-Prks-0-Arm-E201206 Wall Mounted Cabinets _ Standard-69	Wall Mounted Cabinets - Standard	15	LF	$384.59	$5,769
2022	LnCty-Prks-0-Arm-G201101 Asphalt Roadway-61-A1	Crack Repairs and Seal Coating to the asphalt Roadway	9,958	SY	$15.30	$152,357
2024	LnCty-Prks-0-Arm-D501205 Panelboard, 120 over 240volts, 60 to 2000amp -53	Panelboard, 120 over 240volts 200amp	200	AMP	$30.48	$6,095
2025	LnCty-Prks-0-Arm-D502205 Exterior Wall Pack Light Fixtures-93	Exterior Wall Pack Light Fixtures	4	EACH	$845.25	$3,381
2025	LnCty-Prks-0-Arm-G202107 Asphalt Parking Lot With Striping-60-A1		3,616	SY	$11.76	$42,524
2026	LnCty-Prks-0-Arm-F101311 State Park Canopy _ Small-76	State Park Canopy - Small	1	EACH	$3047.50	$3,048
2026	LnCty-Prks-0-Arm-G409101 RV Hookups _ Electric and Water-56	RV Hookups - Electric and Water	38	EACH	$575.00	$21,850
2027	LnCty-Prks-0-Arm-C301214 Painted Finish_Standard-88	Painted Finish - Standard	1,600	SF	$2.52	$4,030
2027	LnCty-Prks-0-Arm-G201101 Asphalt Roadway-61-A1	Crack Repairs and Seal Coating to the asphalt Roadway	9,958	SY	$15.30	$152,357
2028	LnCty-Prks-0-Arm-B201131 Vinyl Siding-51-A1	Repaint Exterior Siding of Caretaking Garage	840	SF	$2.19	$1,840
2028	LnCty-Prks-0-Arm-B203902 Single HM Doors-82	Single HM Doors	2	EACH	$2,411	$4,823
2029	LnCty-Prks-0-Arm-C302502 Broadloom Standard without Padding-86	Broadloom Standard without Padding	46	SY	$73.63	$3387
2029	LnCty-Prks-0-Arm-D202213 Domestic Hot Water Heater _ Electric-25	Domestic Hot Water Heater _ Electric	120	GALS	$90.56	$10,868
2029	LnCty-Prks-0-Arm-D202213 Domestic Hot Water Heater _ Electric-27	Domestic Hot Water Heater _ Electric	120	GALS	$90.56	$10,868
2029	LnCty-Prks-0-Arm-D305118 Unit Heater _ Hydronic, Small-22	Unit Heater _ Hydronic, Small	3	EACH	$1828.50	$5,486
2030	LnCty-Prks-0-Arm-B201124 Wood Clapboard Siding-80	Wood Clapboard Siding	1522	SF	$38.58	$58,722
2030	LnCty-Prks-0-Arm-B201131 Vinyl Siding-51	Vinyl Siding	840	SF	$14.72	$12,365
2030	LnCty-Prks-0-Arm-B202109 UPVC Window Units _ Fixed or Single Hung-81	UPVC Window Units _ Fixed or Single Hung	128	SF	$60.98	$7,806
2030	LnCty-Prks-0-Arm-B301601 Aluminum Perimeter Gutters and Downspouts-85	Aluminum Perimeter Gutters and Downspouts	150	LF	$19.29	$2,894
2030	LnCty-Prks-0-Arm-G202107 Asphalt Parking Lot With Striping-60-A1		3,616	SY	$11.76	$42,524
					Total	**$1,142,925**

Appendix B - Photographic Records

Restroom with Plumbed Fixtures - Hilltop Restroom - 44°06'40.1"N 123°03'10.1"W

Septic Tank - 44.111898, -123.053424

Asphalt Parking Lot With Striping - Day Use Parking Lot - 44°06'42.4"N 123°03'01.1"W

Restroom with Plumbed Fixtures - Day Use Restroom - 44°06'44.3"N 123°03'00.5"W

Asphalt Parking Lot With Striping - Day Use, Dog Park, Maintenance Lot, Picnic Shelter, Boat Parking - 44°06'34.1"N 123°03'10.5"W

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

Gypsum Wall Board Stud Walls

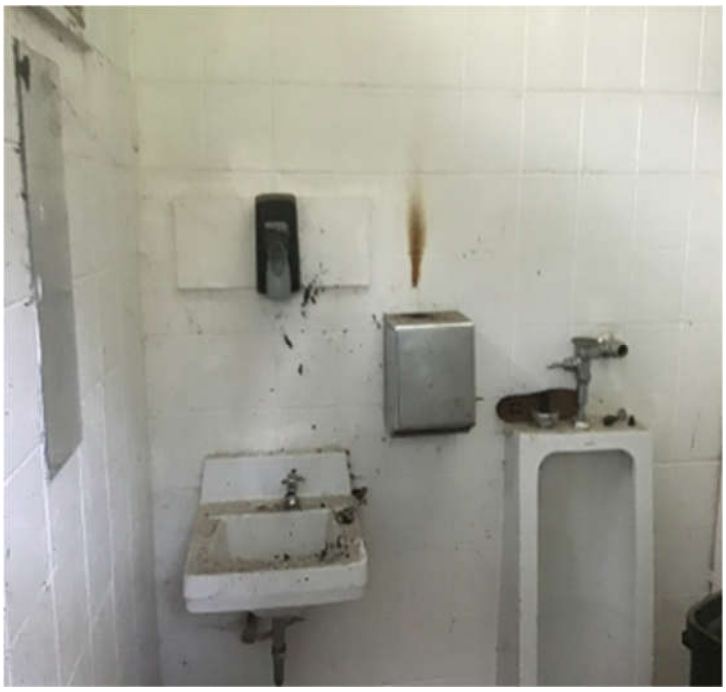
Asphalt Shingle Roof

Panelboard, 120 over 240volts 400amp

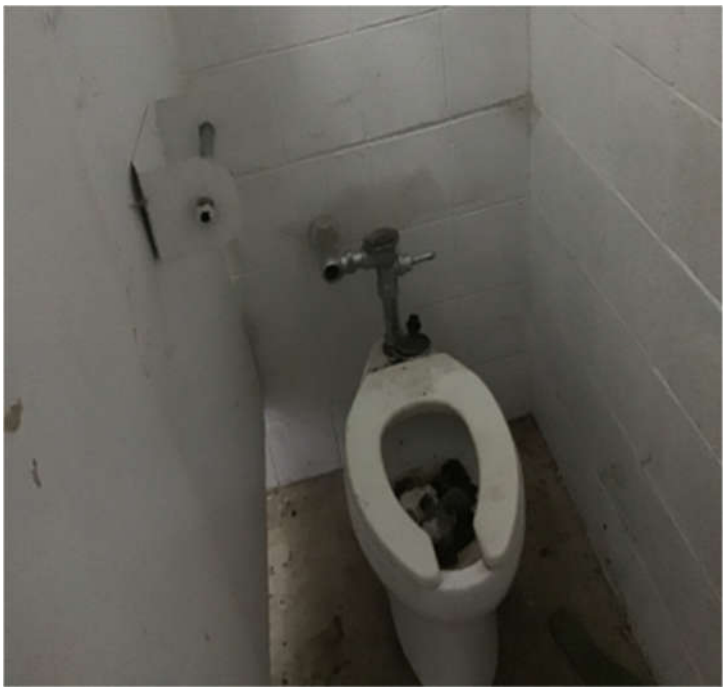
State Park Canopy _ Large

State Park Canopy _ Large - 44.112832, -123.051492

Vinyl Siding



Stall Type Urinals



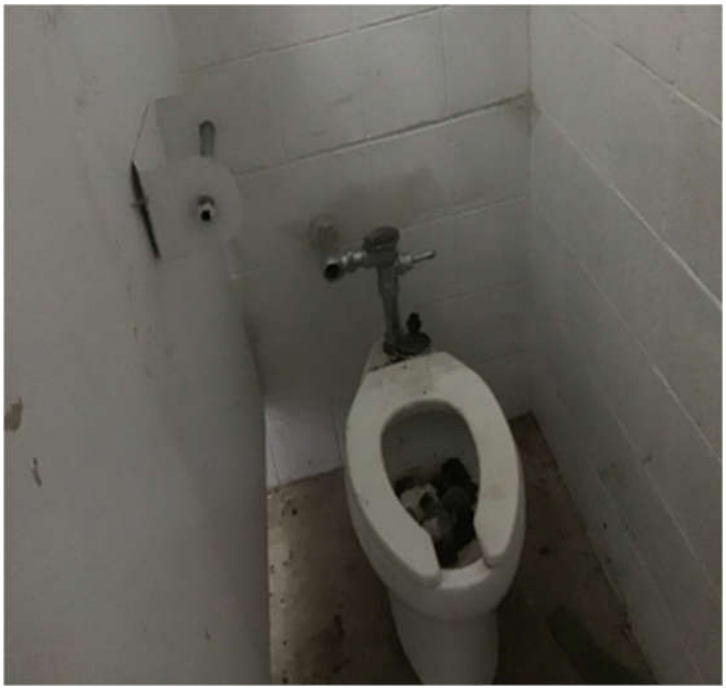
Floor Mounted Water Closets

Asphalt Shingle Roof

Domestic Hot Water Heater _ Electric

State Park Canopy _ Small

State Park Canopy _ Small



Floor Mounted Water Closets

Asphalt Shingle Roof

Asphalt Shingle Roof - 44°06'36.8"N 123°03'03.4"W

Exterior Wall Pack Light Fixtures

Traditional Wood Beams and Rafters

Rolling Overhead Doors, Manual

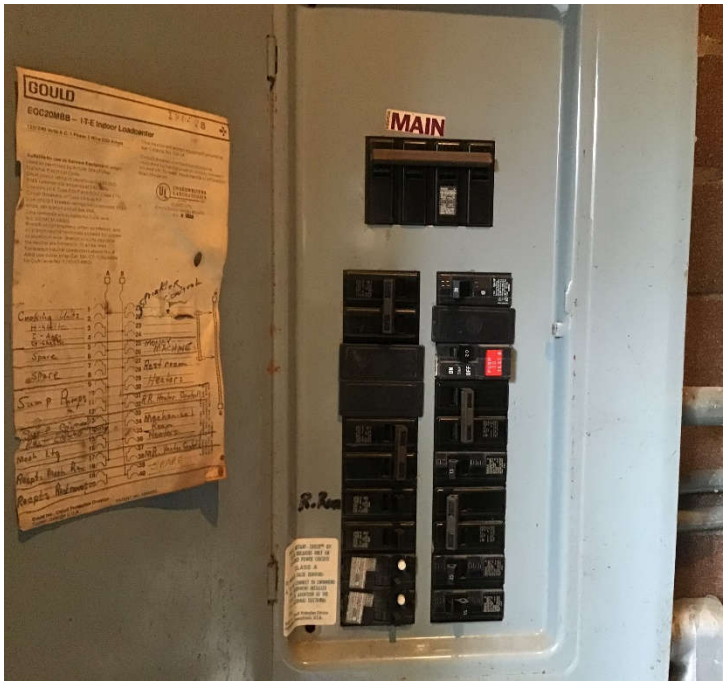
Cold Water Distribution - 44.111125, -123.052826

Skylight _ Plastic

Skylight _ Plastic

Skylight _ Plastic - Area H Restroom - 44°06'40.4"N 123°02'47.3"W

Galvanized Steel Perimeter Gutters and Downspouts



Panelboard, 120 over 240volts 200amp

Domestic Hot Water Heater _ Electric

Two Compartment Stainless Sink

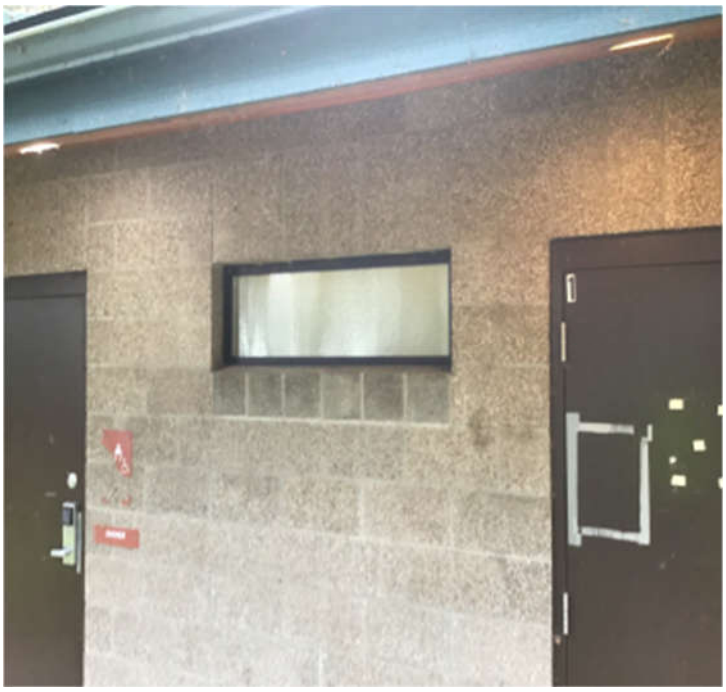
Fluor. Light 2ft x 4ft Recessed or Surface Mounted Fixtures

Preformed Corrugated Metal Roof Panels

Single Aluminum Glazed Doors - LnCty-Prks-0-Arm-B203102 Single Aluminum Glazed Doors-19

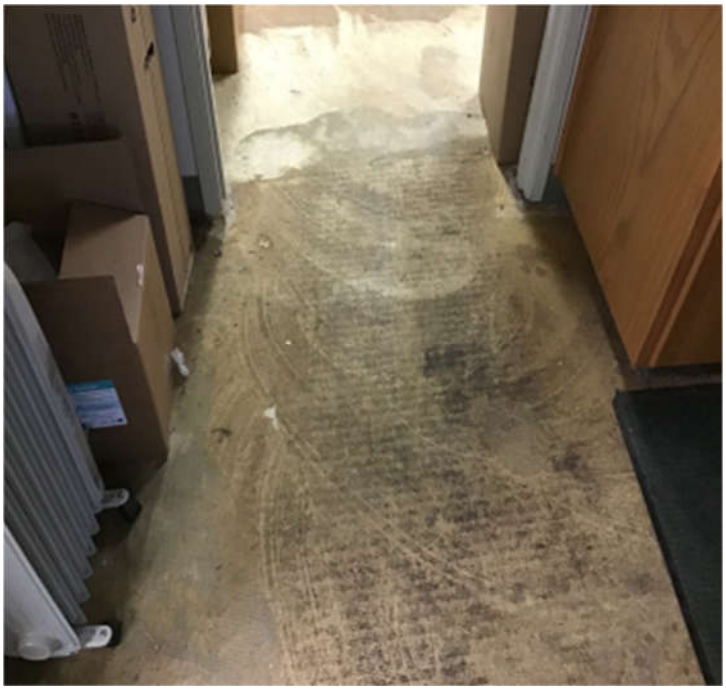
TPO Single ply Roof Membrane incl. Insulation - 44.110308”N - 123.053000”W

Panelboard, 120 over 240volts, 60 to 2000amp - Caretakers House - 44°06'36.8"N 123°03'03.4"W



Exposed CMU Walls

TPO Single ply Roof Membrane incl. Insulation - J Shelter - 44°06'40.1"N 123°02'49.7"W

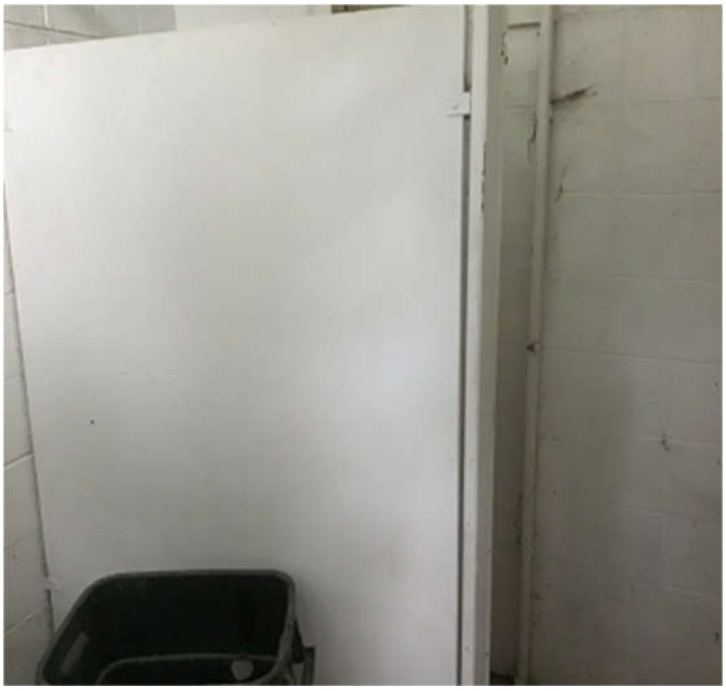


Slab on Grade Reinforced Concrete - Ranger Station - 44°06'36.3"N 123°03'06.8"W

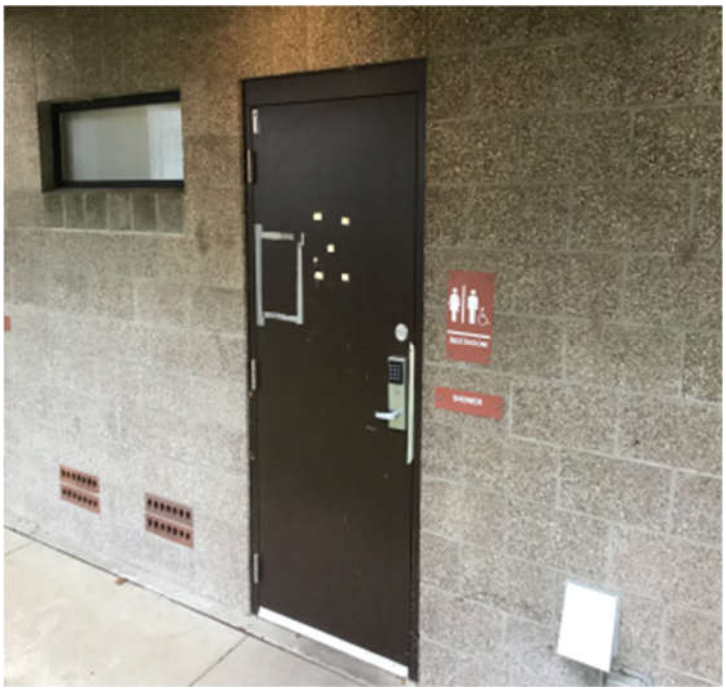
Wood Clapboard Siding

Aluminum Window Units _ Fixed or Single Hung - Campground Visitor Center - 44°06'37.2"N 123°03'10.9"W

Domestic Hot Water Heater _ Electric



Toilet Partition



Single HM Louvered Doors

Unit Heater _ Hydronic, Small

Traditional Wood Beams and Rafters - Caretaker Garage - 44°06'36.8"N 123°03'04.1"W

Skylight _ Plastic

Concrete Curb or Berm

RV Hookups _ Electric and Water

Asphalt Shingle Roof

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 Accessbile
Interior – Hilltop Restroom	D501205 Panelboard, 120 over 240volts, 60 to 2000amp	Not Accessible	Not Accessible	Not Accessible	Not Tagged	200 AMP	Not Accessbile
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 Manufactures 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 de3ficiency 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 think, 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=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.

Lane County Parks Division| Facilities Condition Assessment

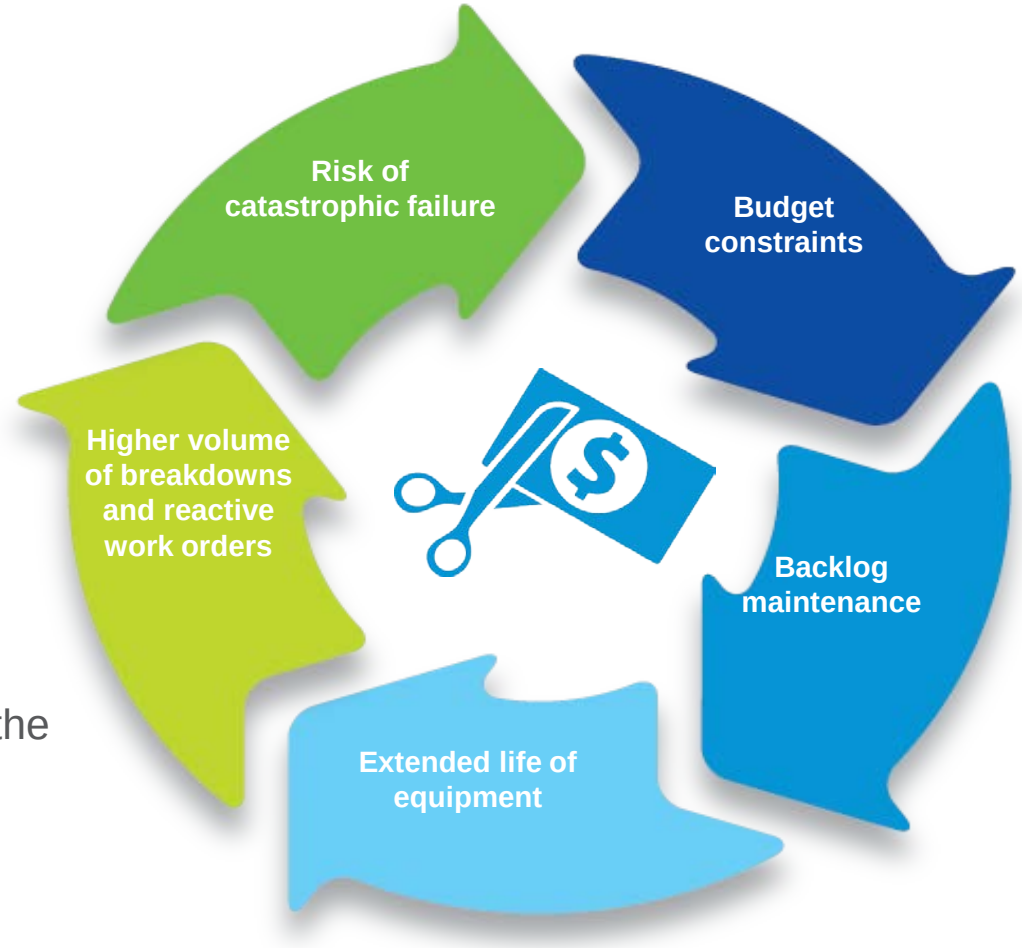
March 25 2021

SNC·LAVALIN

FAITHFUL+GOULD
Member of the SNC-Lavalin Group

Understanding of the Project and Questions the Project Will Address

- ✓How do we prioritize the reduced funding allocation?
- ✓How can we reduce the growing deferred maintenance list?
- ✓What assets do we have? What condition are they in?
- ✓Are those assets being used to their full potential?
- ✓Are they compliant with applicable codes and/or standards?
- ✓How much funding do we need in order to maintain or improve the current conditions?
- ✓When do we need to complete recommended capital projects?
- ✓What will the condition be as a result of a given funding level?
- ✓Where can we achieve cost savings?



Creating Knowledge to make Strategic Decisions

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Methodology

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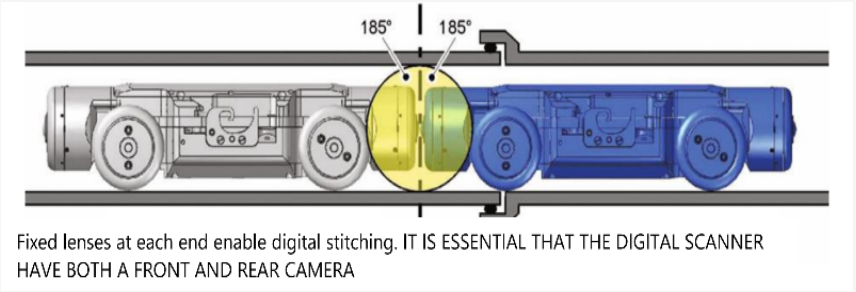
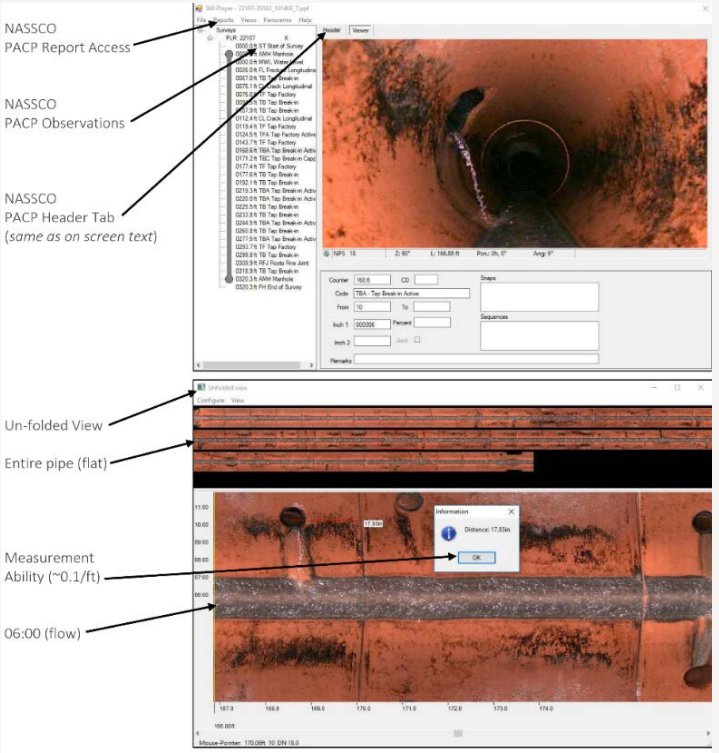
Parks Assessed

Park	Region	Acres
Armitage	3	7.1
Baker Bay	6	80.4
Orchard Point	3	57.7
Richardson	2	114.8



Fixed lenses at each end enable digital stitching. IT IS ESSENTIAL THAT THE DIGITAL SCANNER HAVE BOTH A FRONT AND REAR CAMERA



Assets to be Assessed

Structures
- Parking
- Pavilions
- Lodges/cabins
- Play equipment
- Trails

Facilities
- Visitor centers
- Restrooms
- Picnic areas
- Campsite hookups
- Marinas

Below-Grade Infrastructure Utilities and Tanks

- Water/Irrigation
- Sewer
- Gas
- Electric

Implemented Through Six Phases

- ✓ An essential planning stage
- ✓ Detailed asset inventory and condition evaluation
- ✓ Lifecycle and cost analysis
- ✓ Accurate defendable cost estimates
- ✓ Preparation of a comprehensive reports and inventory
- ✓ ISO 9001 Quality Assurance Practice
- ✓ Strategic Capital Needs Plan

Results

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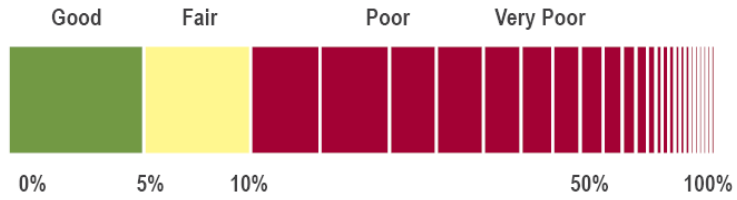
4 Facilities Assessed

Armitage
Baker Bay
Orchard Point
Richardson

Summary of Condition

FACILITY CONDITION NEEDS INDEX (FCI)

$$FCI = \frac{\text{Value of Maintenance, Repair, and Replacement of the Asset (DM)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$



Key

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%

Buildings with a FCI above 60% should be considered for Demolition

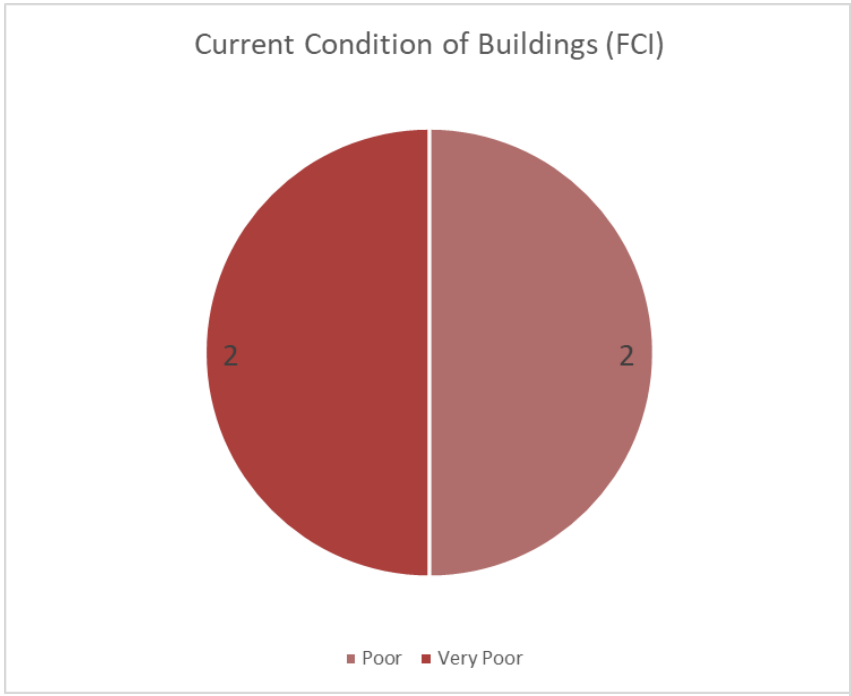
Summary of Findings

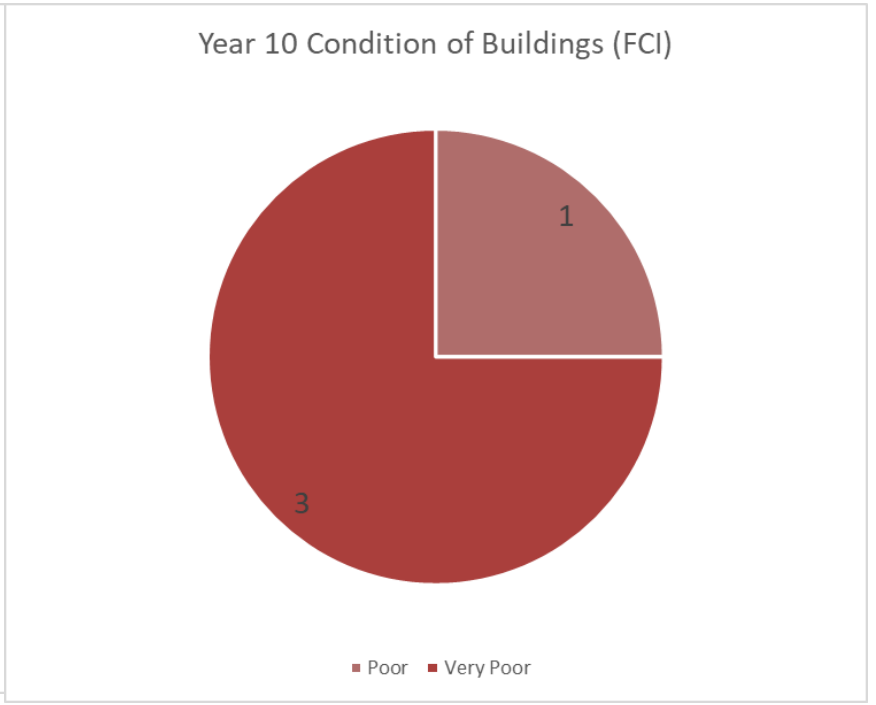
FACILITY CONDITION NEEDS INDEX (FCI)

Facility	Gross Square Footage	Current Replacement Value	Immediate Capital Needs ($)	Total Capital Needs Over 10 Years Study Period ($)	Current Year FCI Rating (%)	Year 10 FCI Rating (%)
Armitage	13,865	$4,696,986	$983,399	$1,664,656	20.9%	35.4%
Baker Bay	3,708	$2,383,602	$1,652,153	$1,672,203	69.3%	70.2%
Orchard Point	7,370	$4,193,948	$2,714,507	$3,189,011	64.7%	76.0%
Richardson	17,780	$8,112,279	$4,860,500	$5,146,003	59.9%	63.4%
Grand Total	42,723	$19,386,815	$10,210,559	$11,671,873	52.7%	60.2%

Summary of Findings

FACILITY CONDITION NEEDS INDEX (FCI)





Value of Current Need **$10,210,559**

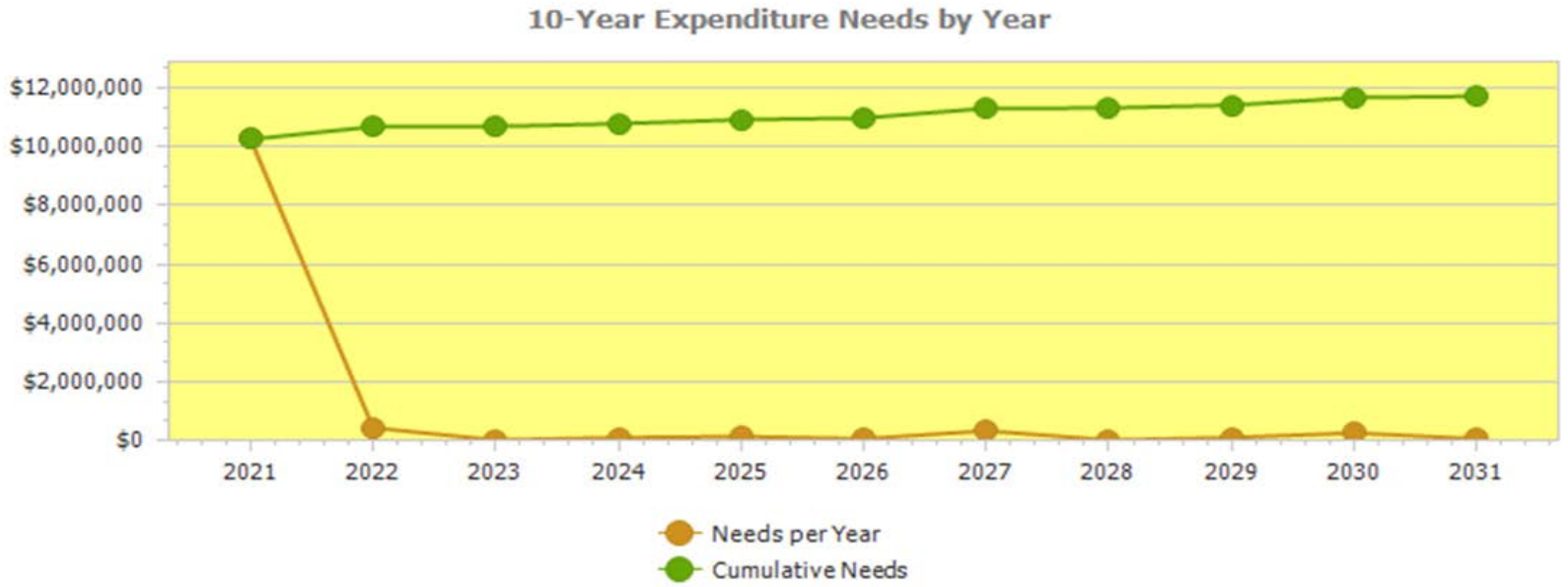
Need will grow to **$11,671,873** over 10-years

Key Findings – Actions over $50,000

Action	Park	Cost	Year
Replace TPO Single ply Roof Membrane incl. Insulation	Armitage	57872.9151	2021
Replace Asphalt Parking Lot With Striping	Armitage	82038.125	2021
Replace Asphalt Parking Lot With Striping	Armitage	384948.125	2021
Replace 3in. PVC Water Pipe _ Direct Bury	Armitage	132546.72	2021
Replace Furnace_ Electric	Armitage	105153.125	2022
Crack Repairs and Seal Coating to the asphalt Roadway	Armitage	152357.4	2022
Crack Repairs and Seal Coating to the asphalt Roadway	Armitage	152357.4	2027
Replace Preformed Corrugated Metal Roof Panels	Baker Bay	50864	2021
Replace Asphalt Parking Lot With Striping	Baker Bay	249850	2021
Replace Concrete Curb	Baker Bay	86417	2021
Replace Boat Dock Pressure Treated Wood	Baker Bay	465014	2021
Replace Irrigation System	Baker Bay	542240	2021
Replace Asphalt Parking Lot With Striping	Orchard Point	357181	2021
Replace Concrete Curb or Berm	Orchard Point	150938	2021
Replace Boat Dock Pressure Treated Wood	Orchard Point	1518000	2021
Replace Complete Irrigation System	Orchard Point	594090	2021
Crack Repair, Seal Coating, and Restriping to Parking Lots	Orchard Point	134064	2022
Crack Repair, Seal Coating, and Restriping to Parking Lots	Orchard Point	134064	2027
Replace Water Storage Tank	Richardson	72341	2021
Replace Circulation Pump and Motor, 2 to 5 HP	Richardson	50474	2021
Replace Concrete Curb	Richardson	260669	2021
Replace Asphalt Parking Lot With Striping	Richardson	925642	2021
Replace Boat Dock Pressure Treated Wood	Richardson	274252	2021
Replace Complete Irrigation System	Richardson	2071645	2021
Replace 2in. PVC Water Pipe _ Direct Bury	Richardson	59142	2021
Replace 4in. PVC Water Pipe _ Direct Bury	Richardson	688269	2021
Replace 6in. PVC Water Pipe _ Direct Bury	Richardson	173890	2021
Replace RV Hookups _ Electric and Water	Richardson	50600	2030

Summary of Expenditures

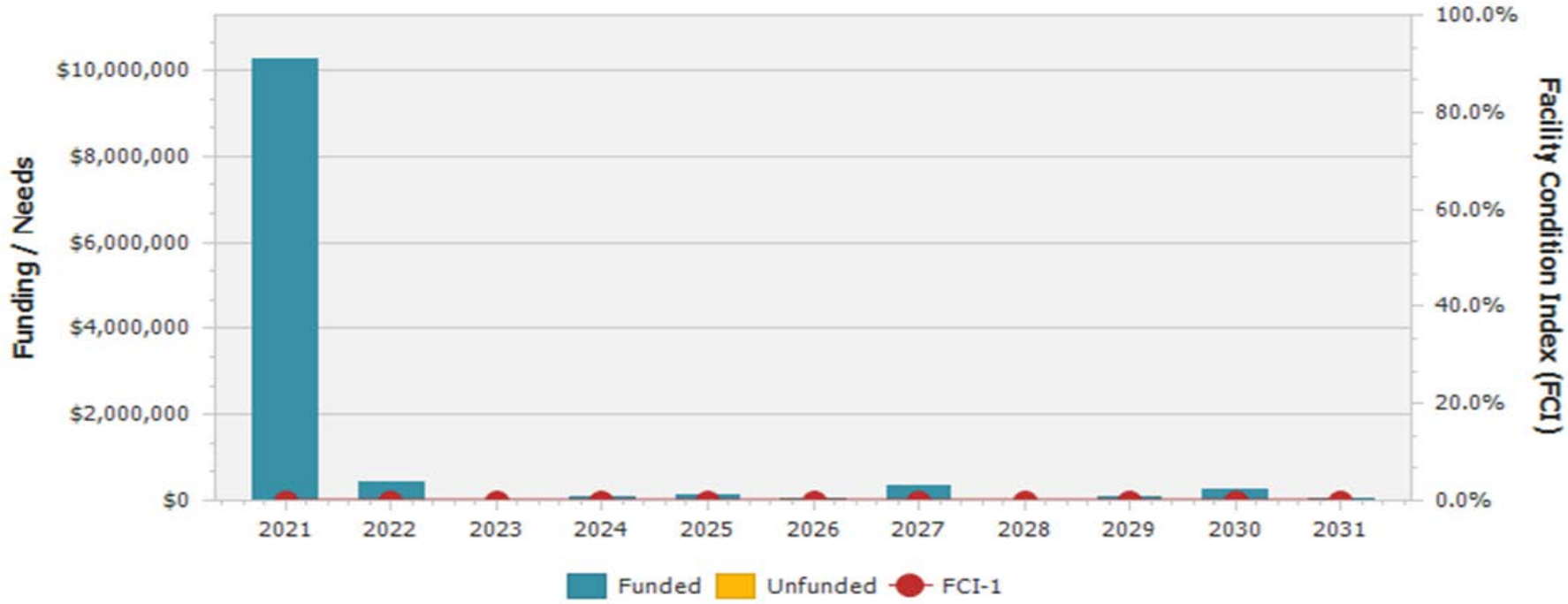
Key Findings	Metric
Immediate Capital Needs (included in FCI)	**$10,210,559**
Year 10 Capital Needs	**$11,671,873**



	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Needs per Year	$10,210,559	$429,452	$7,606	$88,761	$140,634	$51,427	$324,026	$18,363	$98,297	$244,135	$58,613
Cumulative Needs	$10,210,559	$10,640,011	$10,647,617	$10,736,378	$10,877,012	$10,928,439	$11,252,465	$11,270,828	$11,369,125	$11,613,260	$11,671,873

Summary of Findings

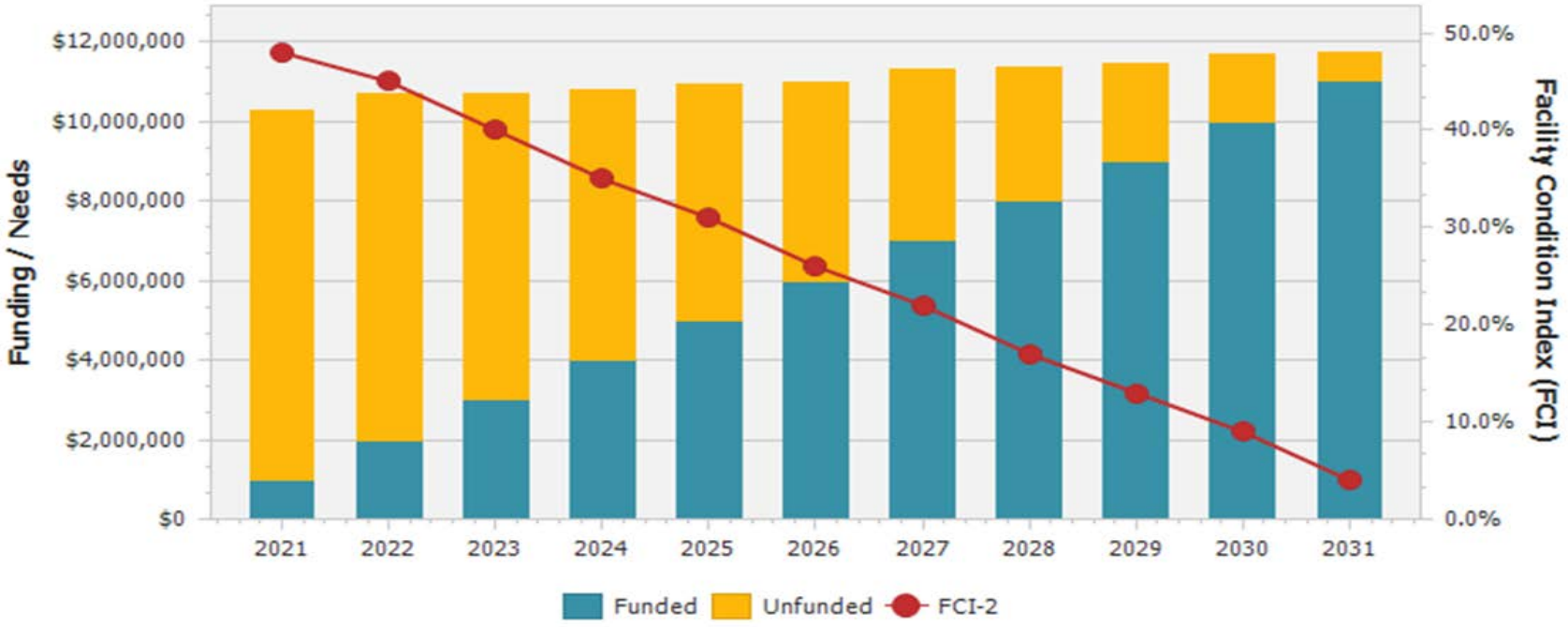
Budget Scenarios



	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Funded	$10,210,559	$429,452	$7,606	$88,761	$140,634	$51,427	$324,026	$18,363	$98,297	$244,135	$58,613
Unfunded	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FCI-1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Summary of Findings

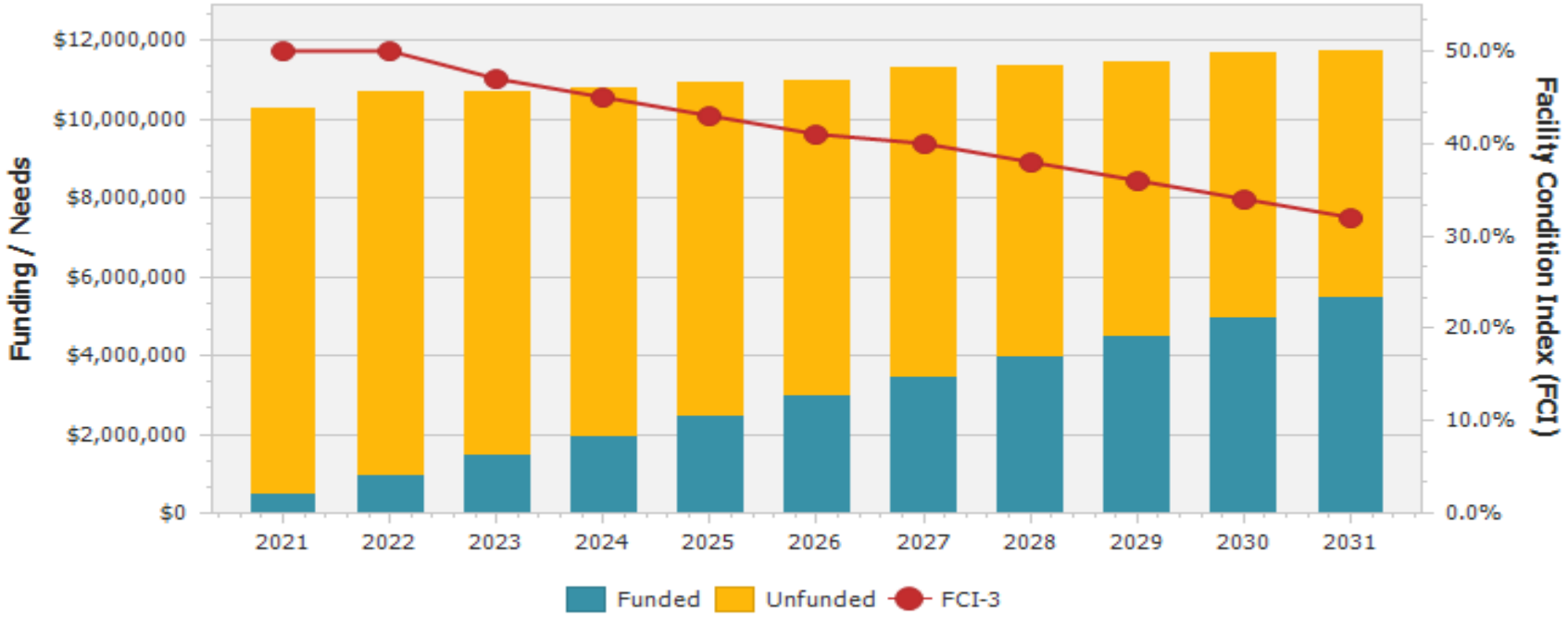
Budget Scenarios



	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Unfunded	$9,210,559	$8,640,011	$7,647,617	$6,736,378	$5,877,012	$4,928,439	$4,252,465	$3,270,828	$2,369,125	$1,613,260	$671,873
Funded	$1,000,000	$2,000,000	$3,000,000	$4,000,000	$5,000,000	$6,000,000	$7,000,000	$8,000,000	$9,000,000	$10,000,000	$11,000,000
FCI-2	47.5%	44.6%	39.4%	34.7%	30.3%	25.4%	21.9%	16.9%	12.2%	8.3%	3.5%

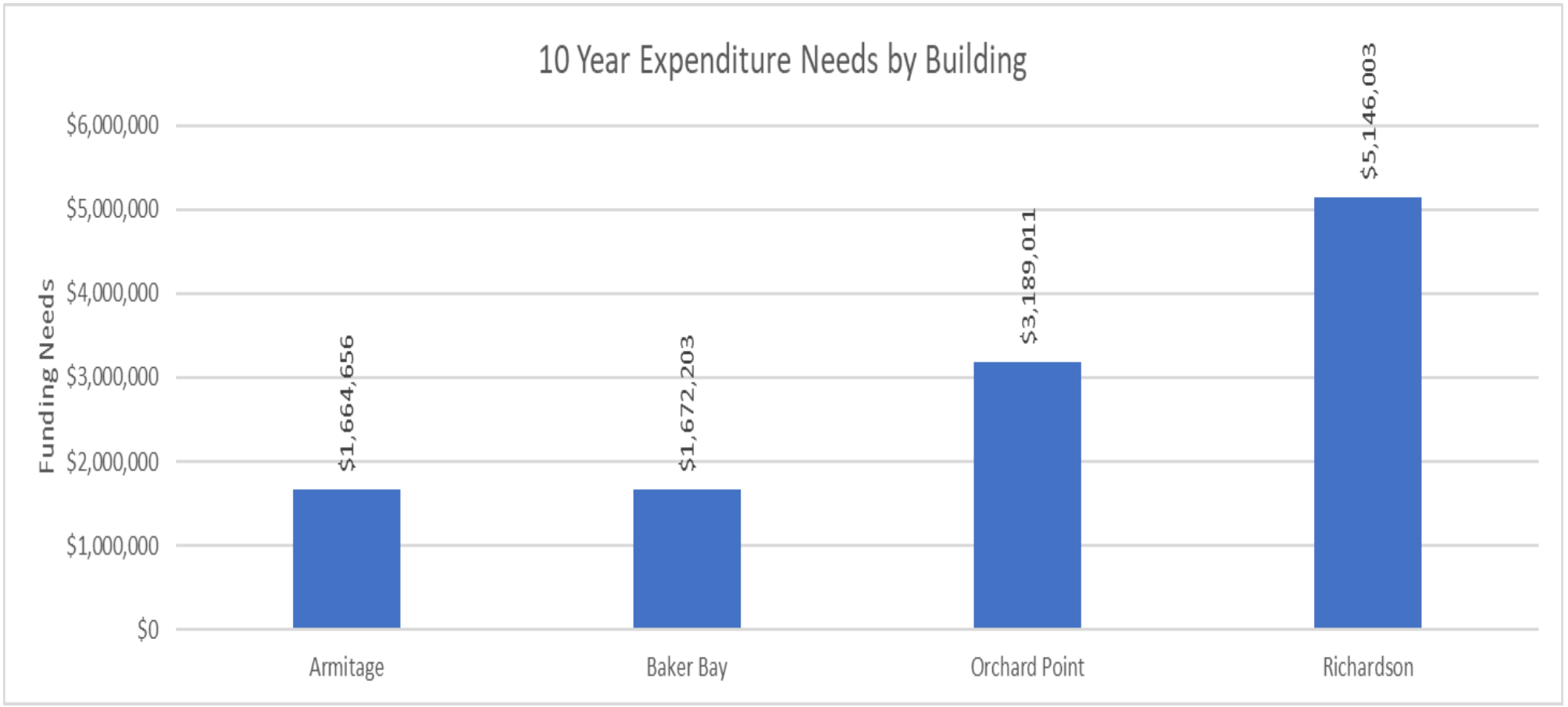
Summary of Findings

Budget Scenarios



	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Unfunded	$9,710,559	$9,640,011	$9,147,617	$8,736,378	$8,377,012	$7,928,439	$7,752,465	$7,270,828	$6,869,125	$6,613,260	$6,171,873
Funded	$500,000	$1,000,000	$1,500,000	$2,000,000	$2,500,000	$3,000,000	$3,500,000	$4,000,000	$4,500,000	$5,000,000	$5,500,000
FCI-3	50.1%	49.7%	47.2%	45.1%	43.2%	40.9%	40.0%	37.5%	35.4%	34.1%	31.8%

Summary of Findings



Summary of Findings

Prioritization of Work

Priority 1 Currently Critical	•Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility
Priority 2 Potentially Critical:	•A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs
Priority 3 Necessary / Not Critical:	•Lifecycle replacements neccessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Priority 1	$3,954	$-	$-	$-	$3,954	$-	$-	$-	$23,355	$-	$-
Priority 2	$10,181,49	$143,031	$-	$11,954	$9,856	$-	$-	$-	$1,340	$510	$1,352
Priority 3	$25,113	$286,421	$7,606	$76,807	$126,822	$51,426	$324,026	$18,363	$73,603	$243,625	$57,261

Summary of Findings

Categorization of Work

Deferred Maintenance	• Maintenance that was not performed when it was scheduled or assets that are past useful life resulting in immediate repair or replacement
Routine Maintenance	• Maintenance that is planned and performed on a routine basis to maintain and preserve the condition
Capital Renewal	• Planned future replacement of building systems that have or will reach the end of their useful life during the study period
Functionality	Projects or assets identified to improve the functionality or usage of the building.

10- Year Needs by Plan Type

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Deferred Maintenance	$10,048,165	$143,031	$-	$11,954	$9,856	$-	$-	$-	$1,340	$510	$1,352
Capital Renewal	$162,328	$-	$6,095	$76,807	$88,252	$43,417	$37,604	$9,351	$96,957	$159,169	$55,750
Routine Maintenance	$66	$286,421	$1,511	$-	$42,524	$8,009	$286,421	$9,012	$-	$84,457	$1,511

Conclusion

The Lane County portfolio consists of four parks located throughout the county

There is a total of $11,671,873 in necessary expenditures over the study period.

There is an immediate capital need of $10,210,559.

2 Buildings are currently rated in poor condition.

2 Buildings are currently rated in very poor condition

Over the next 10 years the facilities will deteriorate if there is no capital investment.

3 Buildings will be rated in very poor condition.

1 Building will be rated in poor condition.

Thank you

If you'd like to find out more visit:
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PARKS FUNDING TASK FORCE

AGENDA

Thursday, March 25, 2021

6:00pm Public Meeting Session - GoToMeeting

Parks Funding Task Force Meeting

I. Call the Meeting to Order – (5 Minutes)

II. Introductions and Opening Comment – (5 Minutes)

III. Public Comments – (10 Minutes)

IV. Consider Approval of February 25, 2021 Minutes – (5 Minutes)

V. Community Survey Questionnaire Results – Dave Metz, FM3 Research (45 Minutes)

VI. Facility Condition Assessment Report – Dean Leonard, Faithful & Gould (30 Minutes)

VII. Input from Task Force Members on Funding Sources to Pursue (30 Minutes)

VIII. Schedule Next Meeting of Task Force - Chair Janelle McCoy (5 Minutes)

IX. Task Force Member Comments – Chair Janelle McCoy (10 Minutes)

X. Meeting Wrap-up/Assignments

XI. Adjourn

Lane County Voter Views of Parks Funding

Key Findings from a Survey of Lane County Voters
Conducted March 11-14, 2021

FM3 RESEARCH | OPINION RESEARCH & STRATEGY

220-6057

Survey Specifics and Methodology

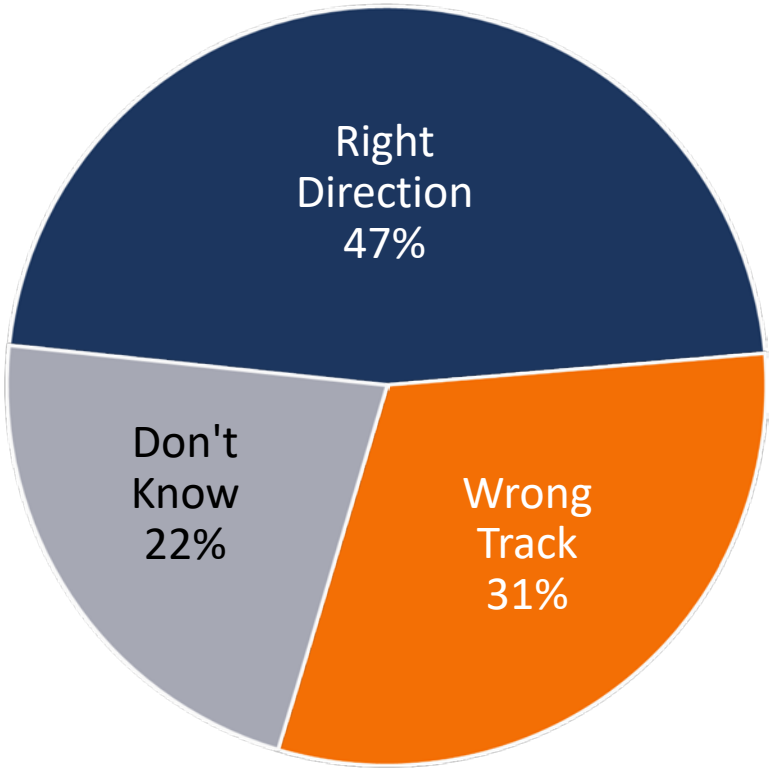
Dates	March 11-14, 2021
Survey Type	Dual-mode Voter Survey
Research Population	Likely May 2022 Voters in Lane County
Total Interviews	404
Margin of Sampling Error	(Full sample) ±4.9% at the 95% Confidence Level (Half sample) ±7.0% at the 95% Confidence Level
Contact Methods	 Telephone Calls  Email Invitations
Data Collection Modes	 Telephone Interviews  Online Survey

(Note: Not All Results Will Sum to 100% Due to Rounding)

Issue Context

A plurality believes the county is generally headed in the right direction.

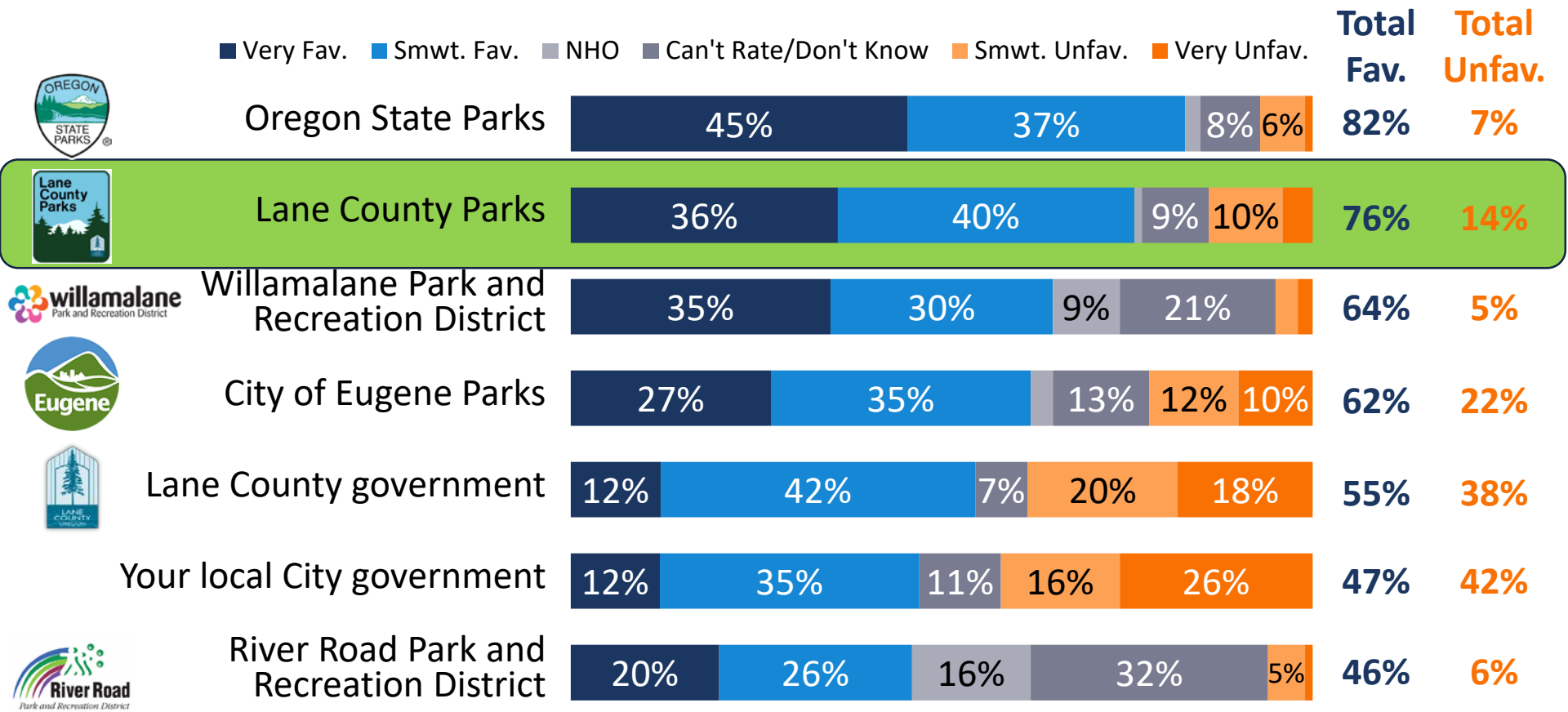
Overall, would you say things in Lane County are generally headed in the right direction, or do you feel that they are pretty seriously on the wrong track?



Q1.

More than three in four have a favorable view of Lane County Parks.

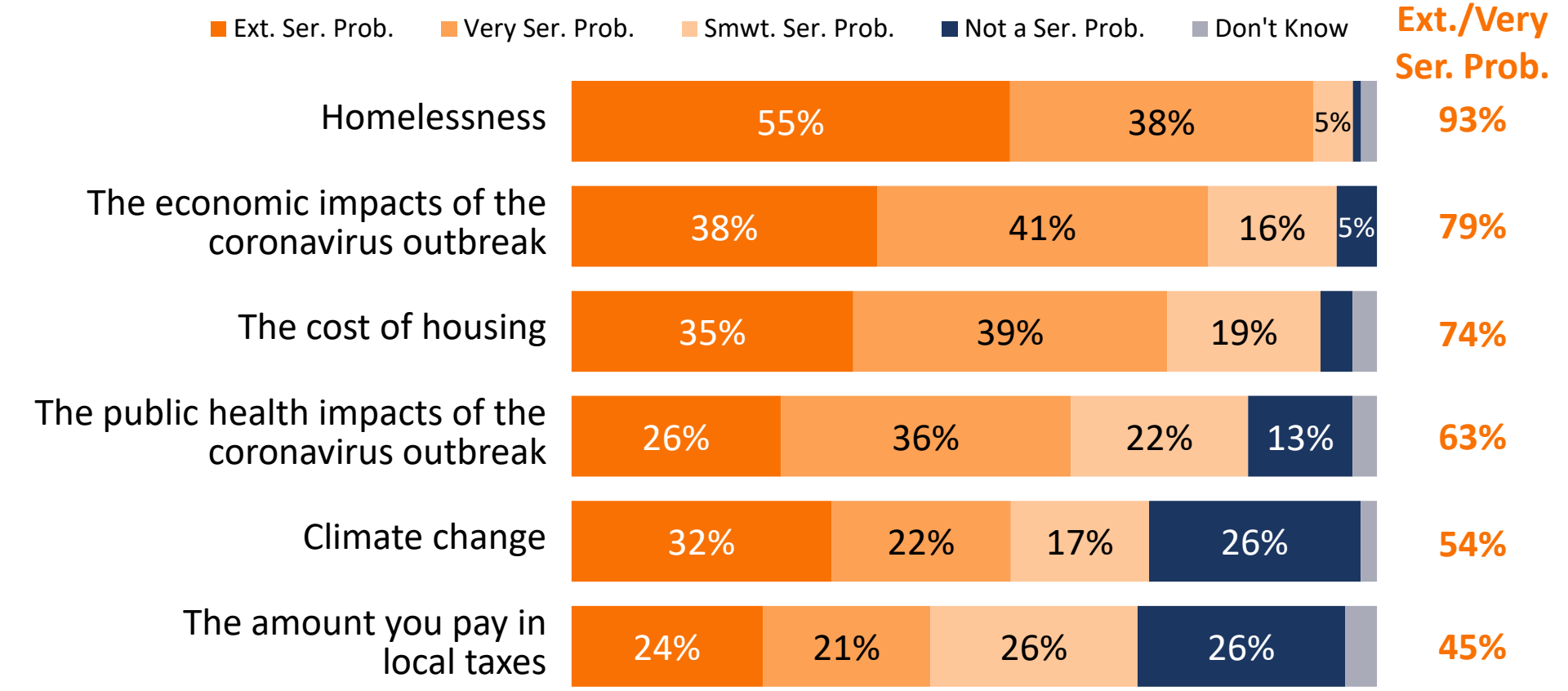
I'm going to ask you about government agencies and institutions in and around Lane County. Please tell me if, in general, you have a favorable or unfavorable opinion. If you have never heard of it, please just say so.



Q2.

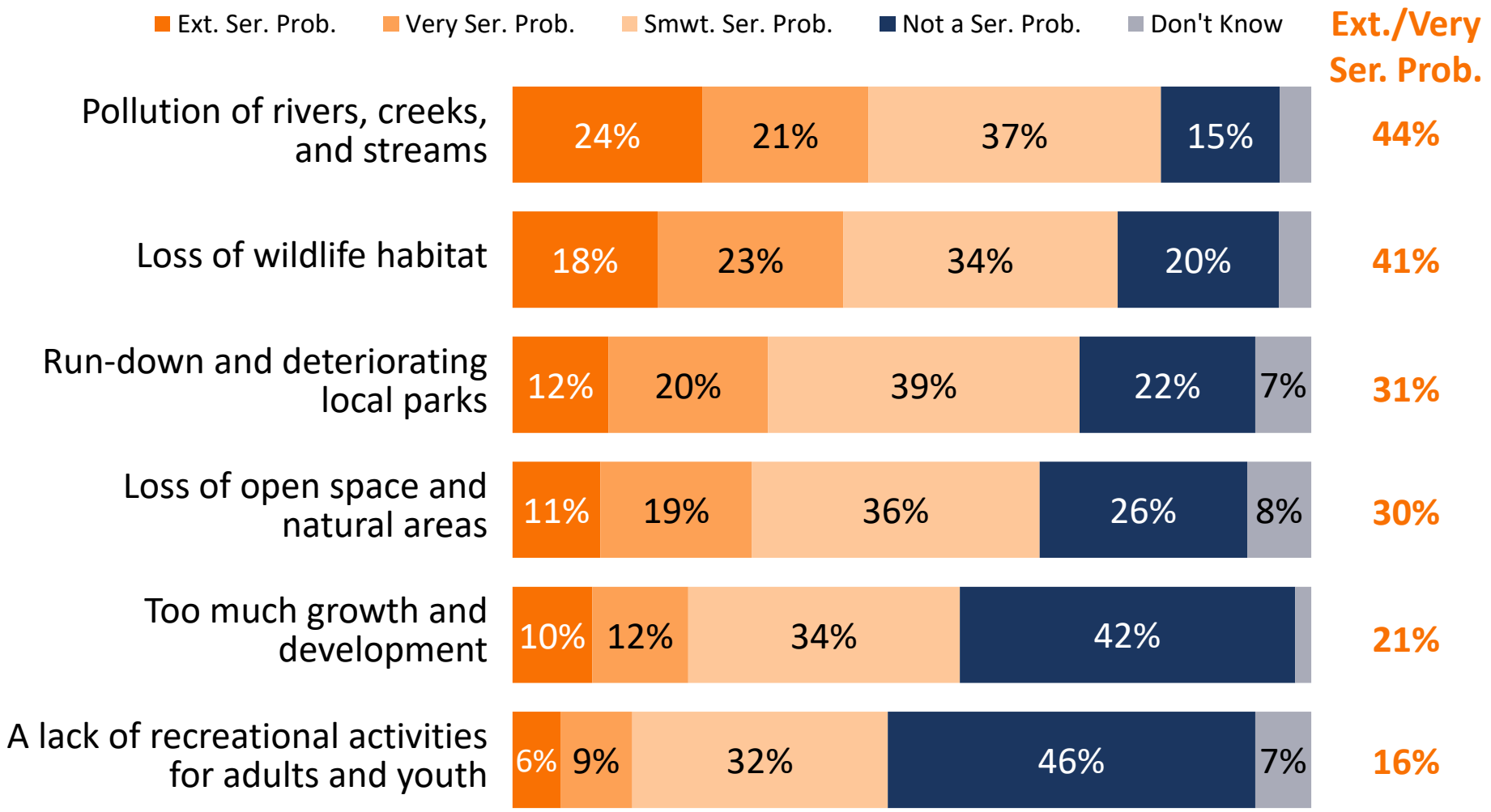
Homelessness is broadly perceived as the most serious problem facing the county, followed by coronavirus and housing costs.

I'm going to read you a list of things some people say may be problems facing Lane County. Please tell me whether you think it is an extremely serious problem, a very serious problem, a somewhat serious problem, or not a serious problem for Lane County residents.



Q3. Split Sample

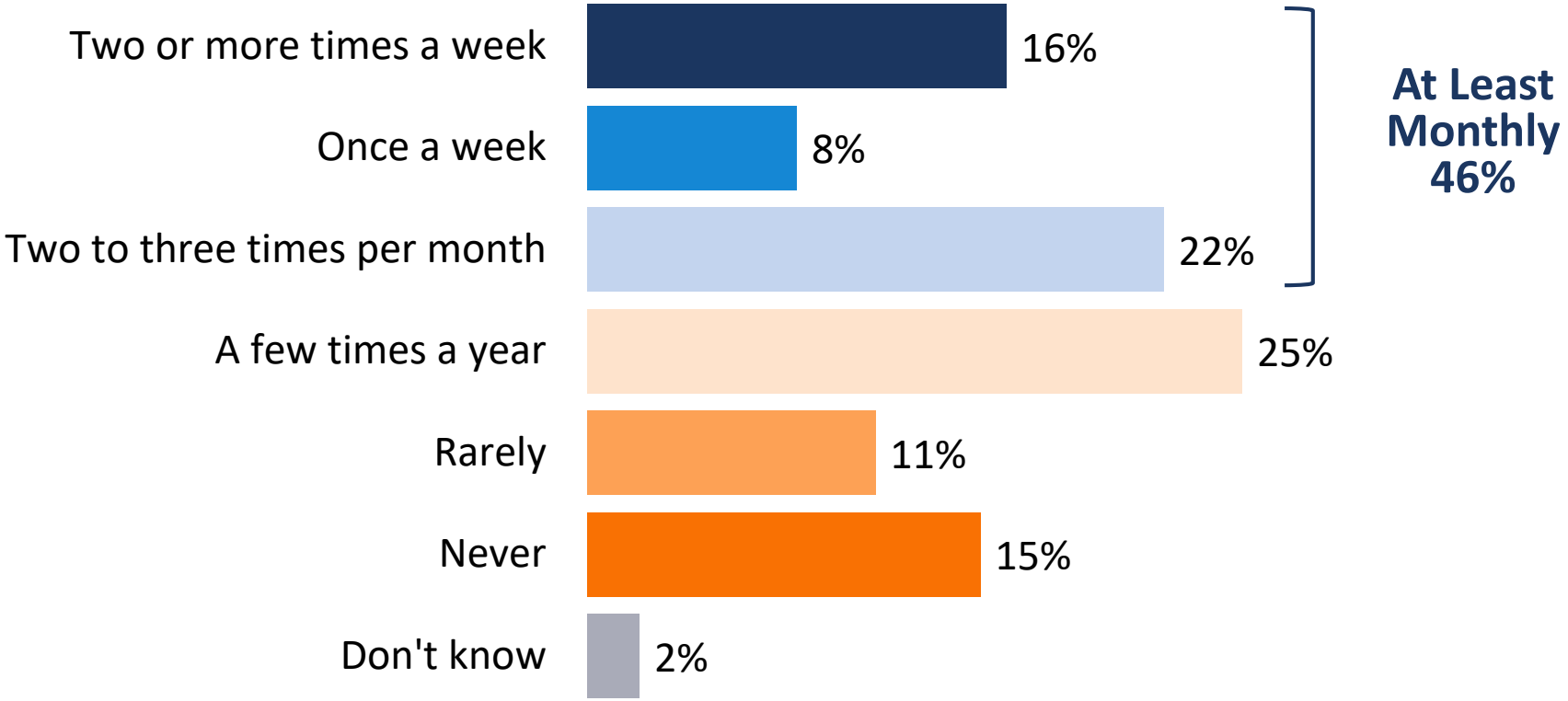
Relatively few are intensely concerned about the quality of parks or number of recreational activities.



Q3. I'm going to read you a list of things some people say may be problems facing Lane County. Please tell me whether you think it is an extremely serious problem, a very serious problem, a somewhat serious problem, or not a serious problem for Lane County residents. Split Sample

Nearly half have visited a Lane County park or recreational facility at least monthly.

In the past 12 months, how many times have you or someone in your household visited a Lane County park or recreational facility?

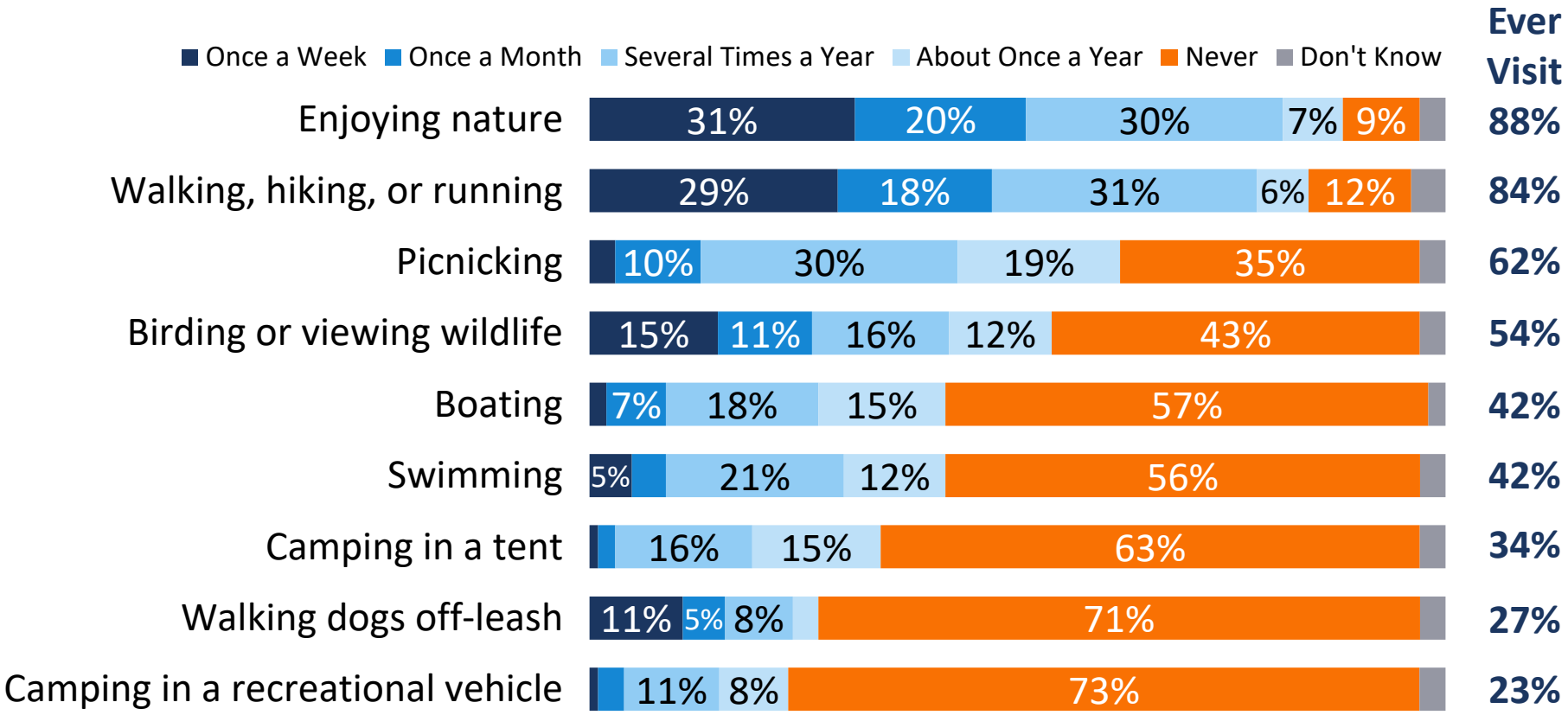


Q17.

Among those who have visited a park, most come to enjoy nature, walk and hike, or picnic.

I am going to read you a list of different ways people use Lane County Parks. Please tell me how often you have visited a Lane County Park in that way in the last year: at least once a week, at least once a month, several times, about once, or never.

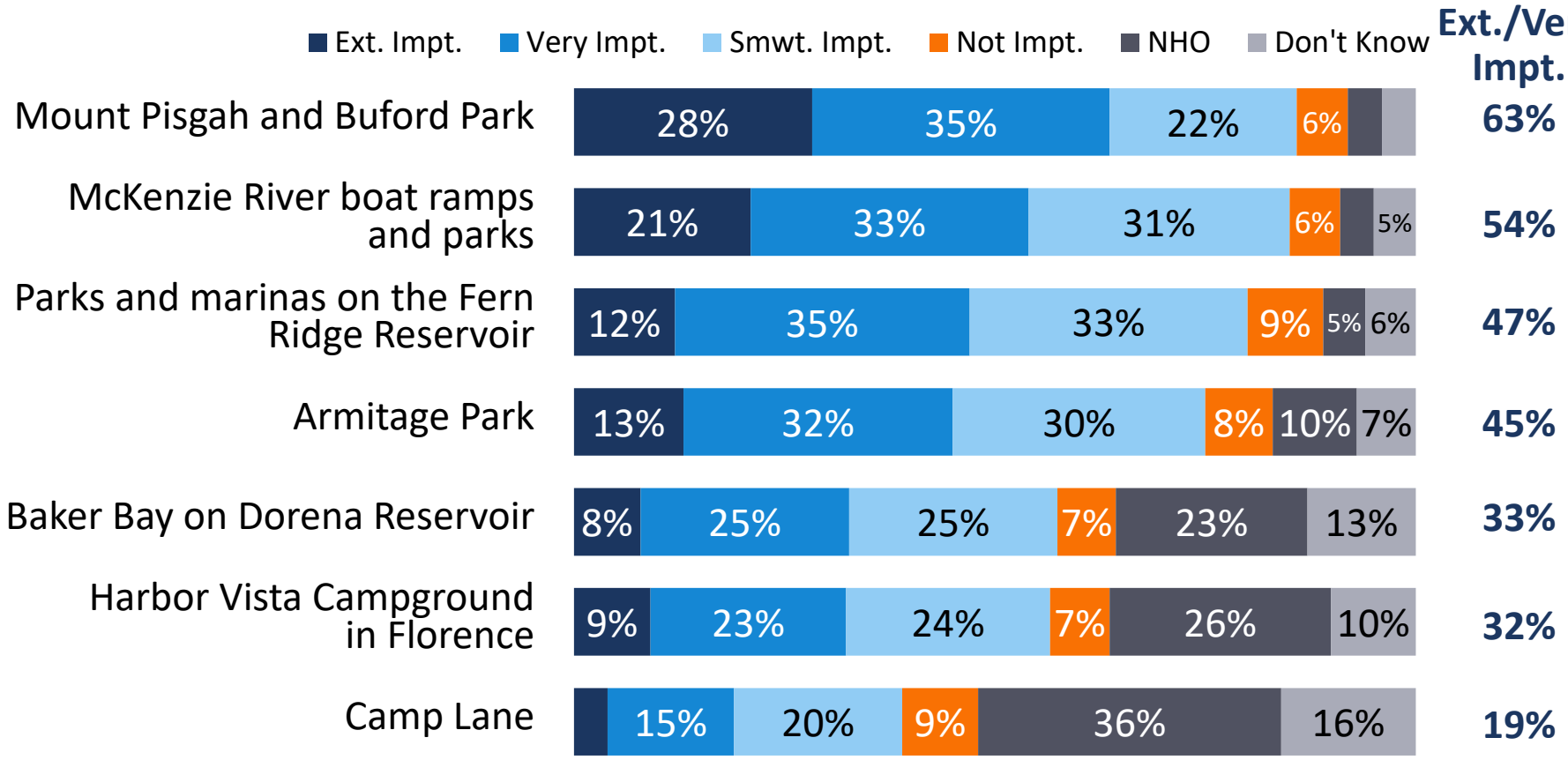
(Asked of Those Who Visited Parks in the Last Year Only, n=344)



Q18.

Mt. Pisgah and Buford Park is seen as key to quality of life by nearly two-thirds.

I'm going to read you a list of specific parks and natural areas owned and managed by the Lane County Parks Division. Please tell me how important each is to quality of life in Lane County: extremely important, very important, somewhat important, or not important?

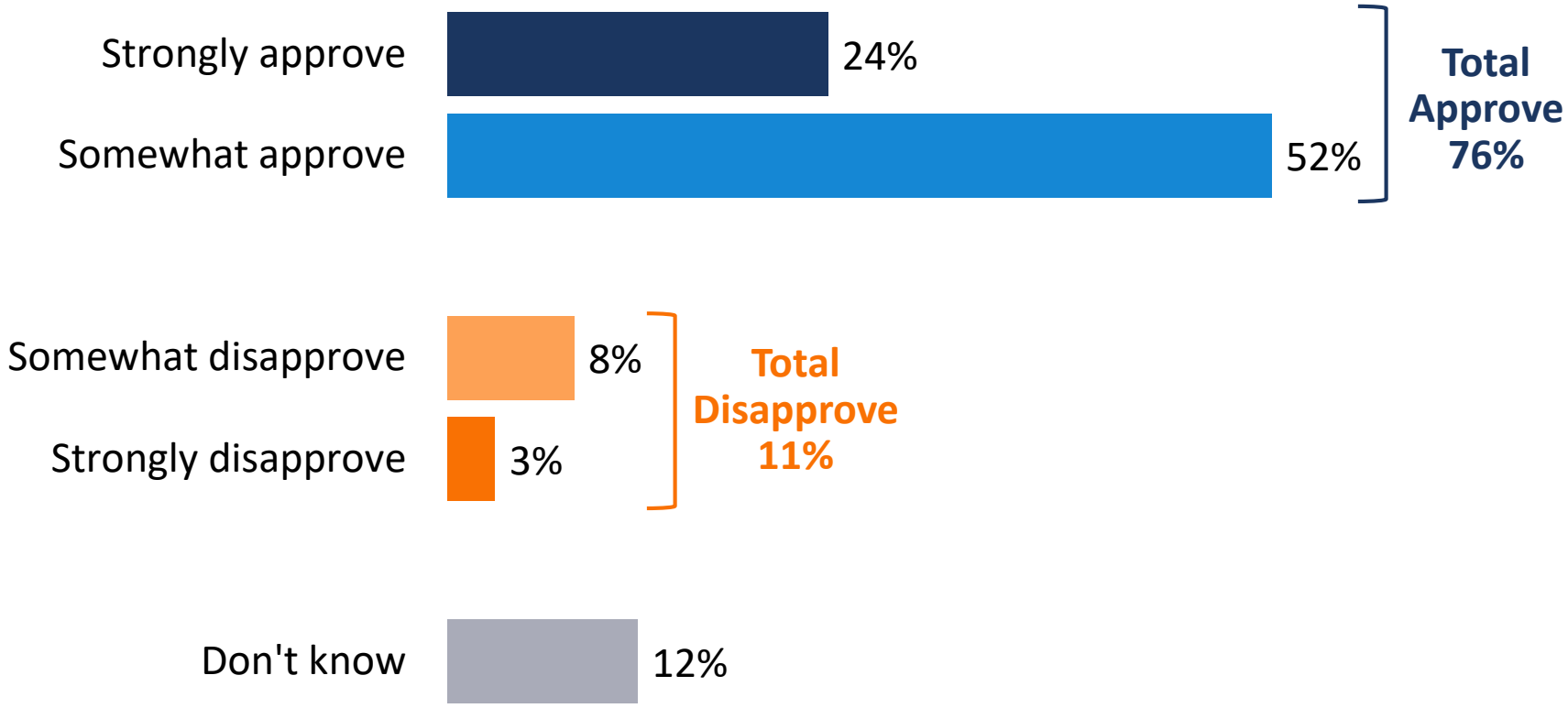


FM3 RESEARCH

Q9.

Three-quarters approve of the performance of the Lane County Parks Division.

Generally speaking, do you approve or disapprove of the overall performance of the Lane County Parks Division?

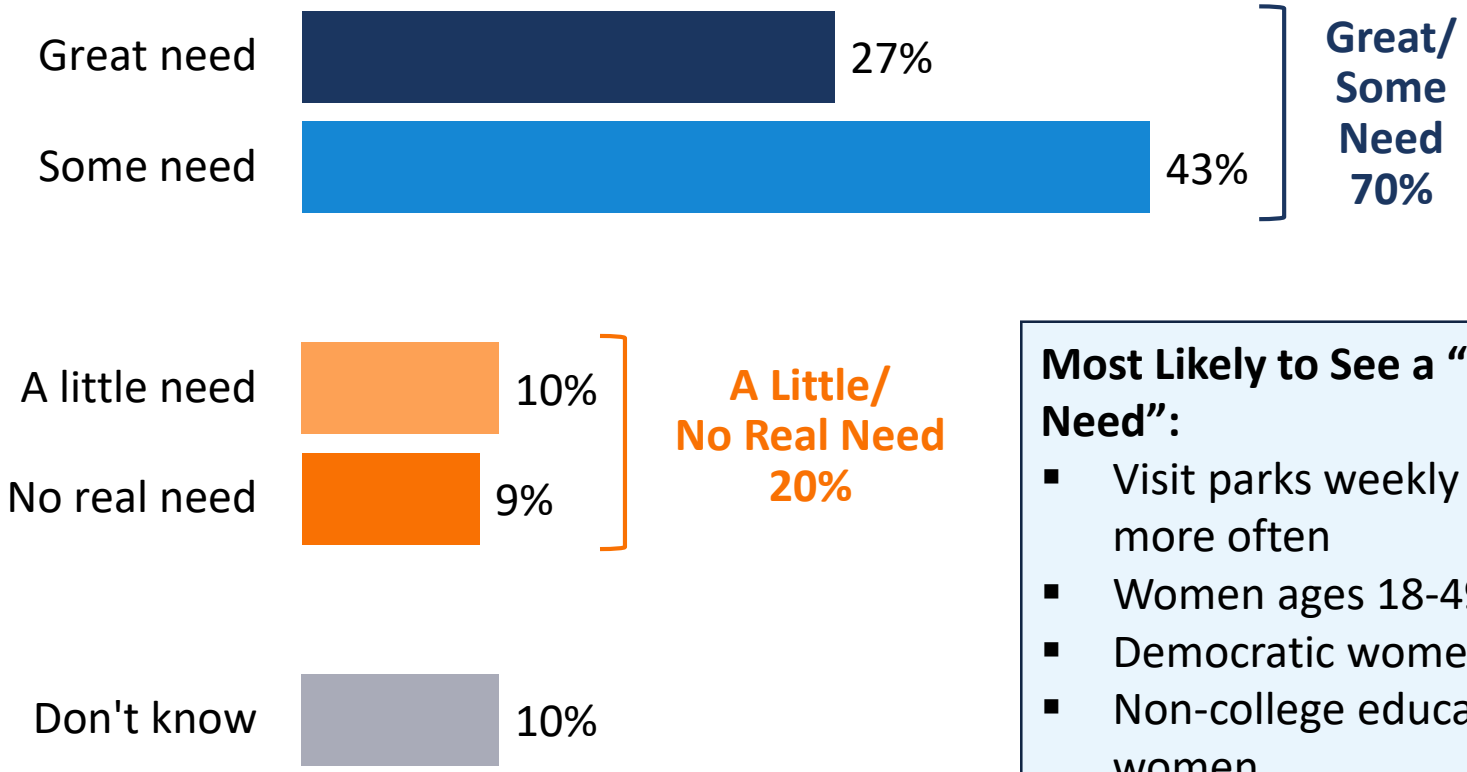


Q4.

Views of a Funding Measure

Seven in ten see at least “some need” for additional funding for parks.

Generally speaking, would you say that the Lane County Parks Division has a great need, some need, a little need, or no real need for additional funding for parks and recreation facilities and programs?



Most Likely to See a “Great Need”:

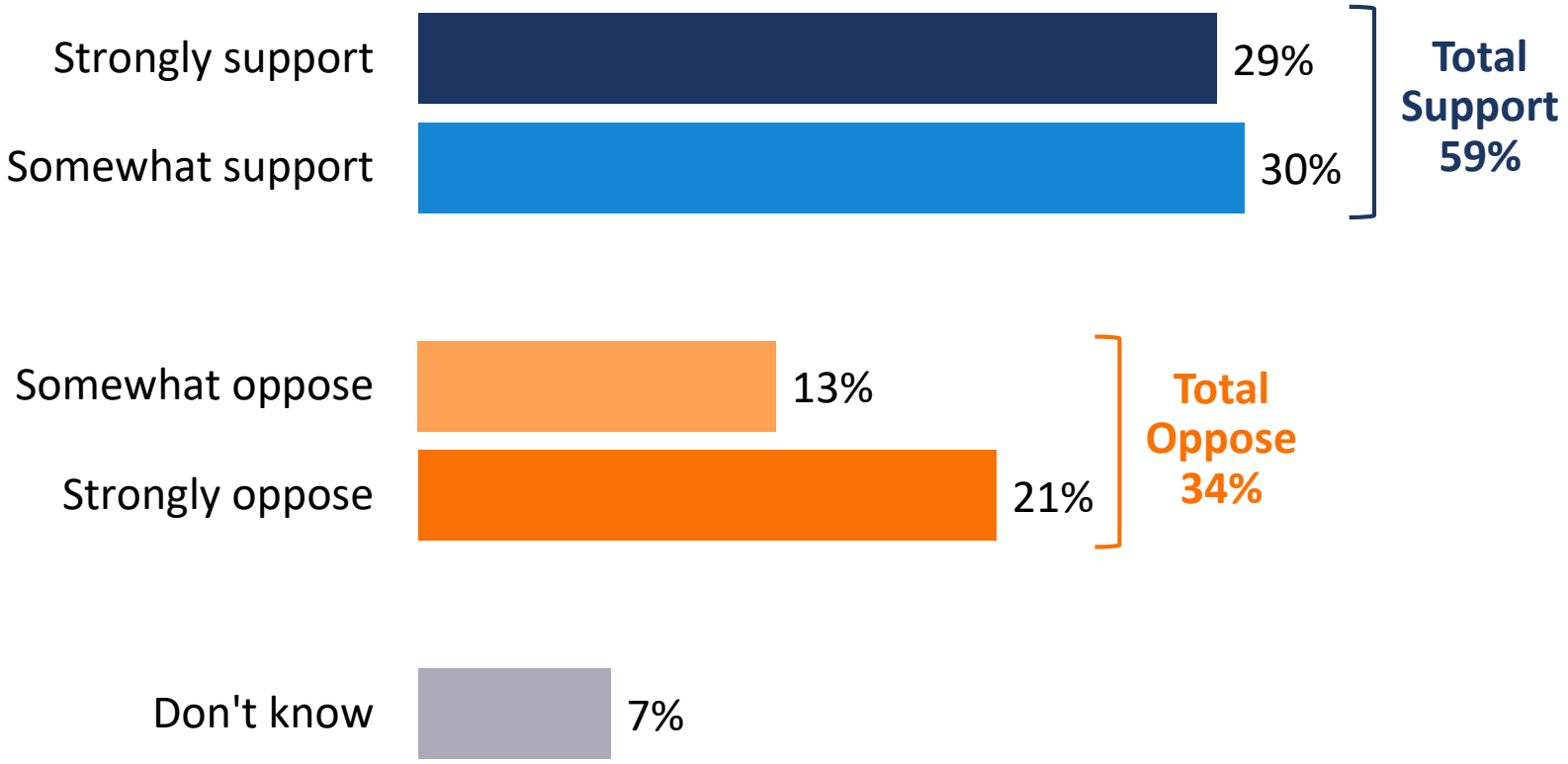
- Visit parks weekly or more often
- Women ages 18-49
- Democratic women
- Non-college educated women

FM3 RESEARCH

Q5.

In principle, three in five support a ballot measure to maintain and improve parks, natural areas and recreation facilities.

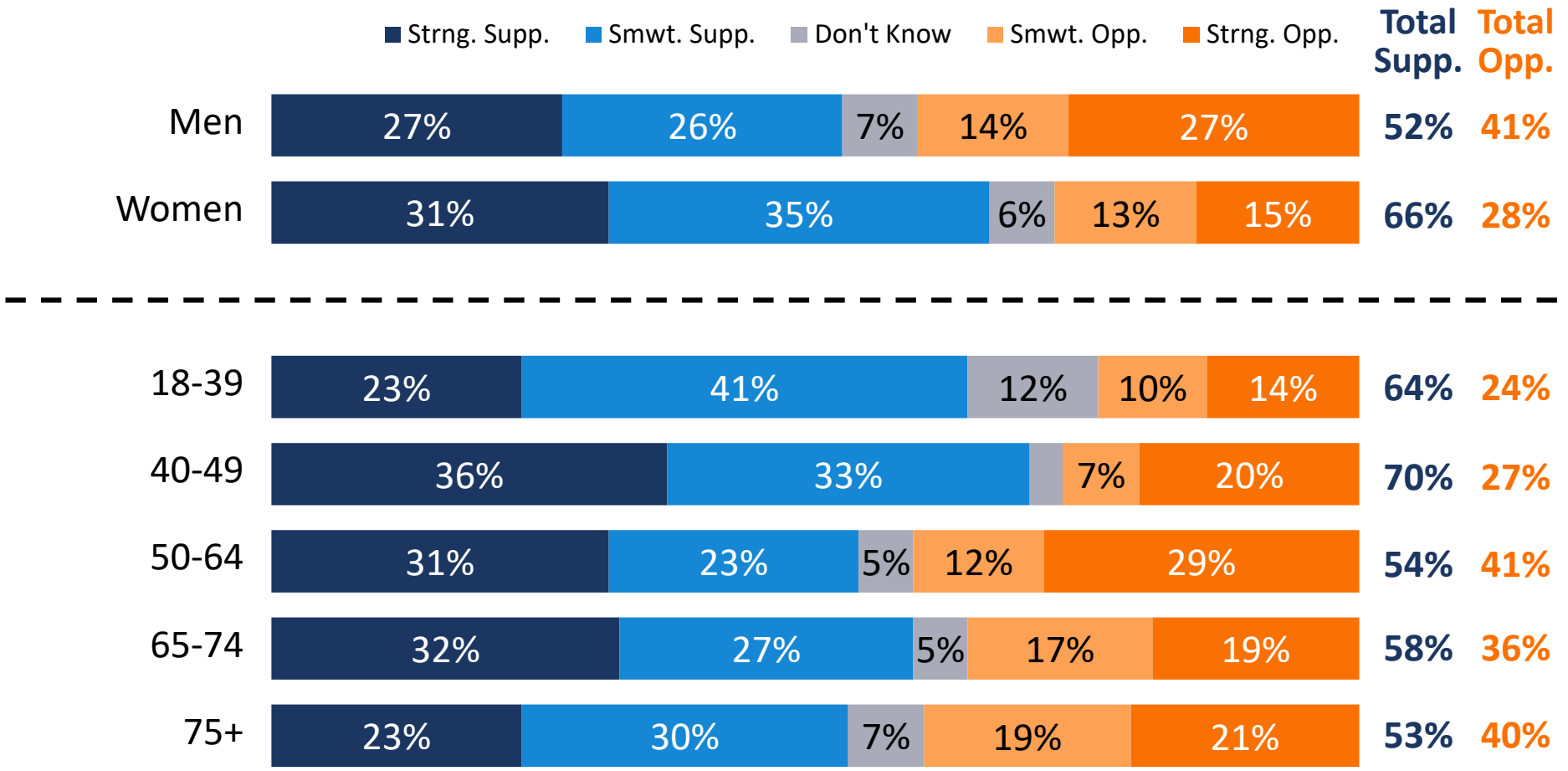
Lane County is considering a ballot measure to raise additional tax revenue to maintain and improve parks, natural areas, and recreation facilities. Is this something you would support or oppose?



Q6.

Majorities support a funding measure across gender and age categories.

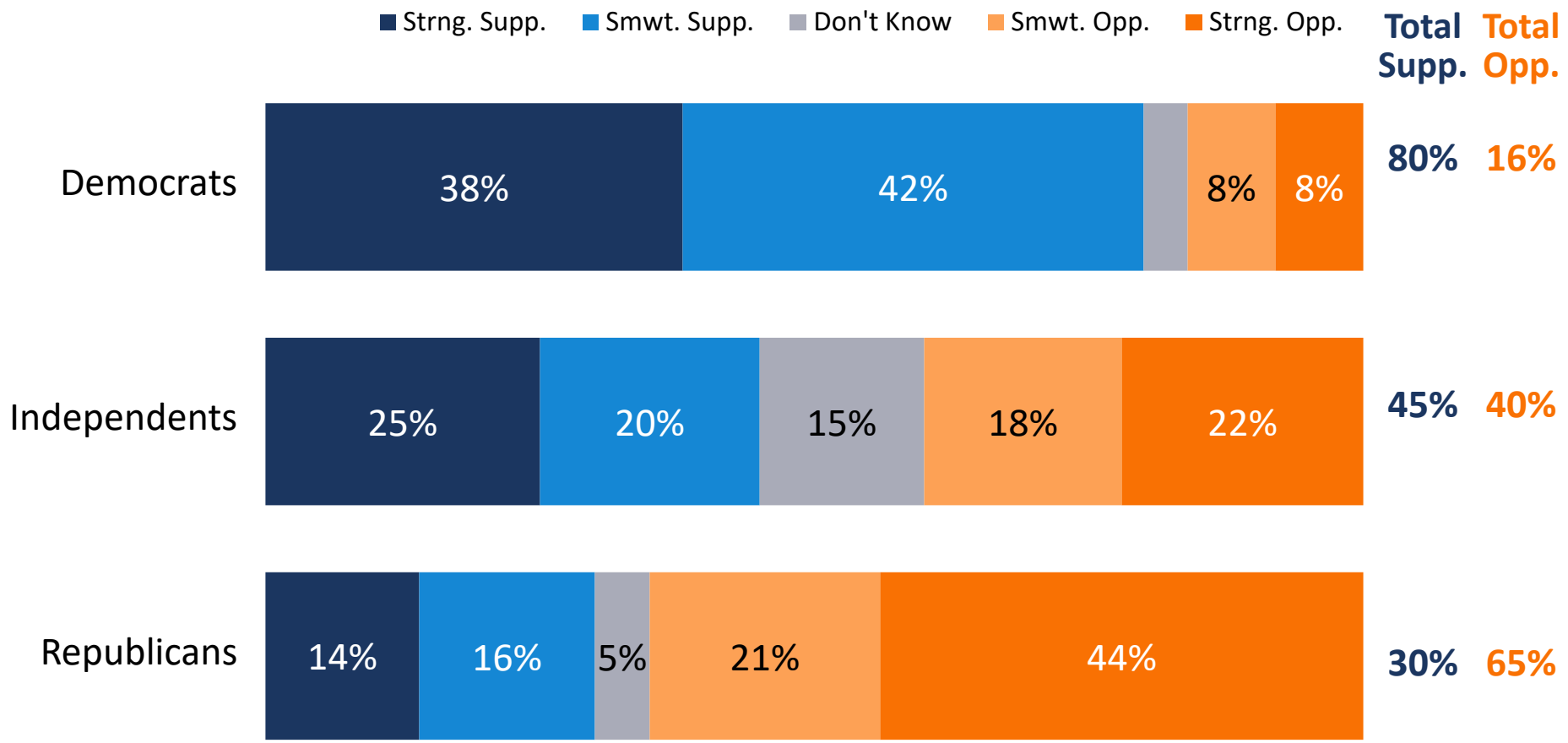
Initial Opinion by Gender & Age



Q6. Lane County is considering a ballot measure to raise additional tax revenue to maintain and improve parks, natural areas, and recreation facilities. Is this something you would support or oppose?

Four in five Democrats support the proposal, as does a slim plurality of independent voters.

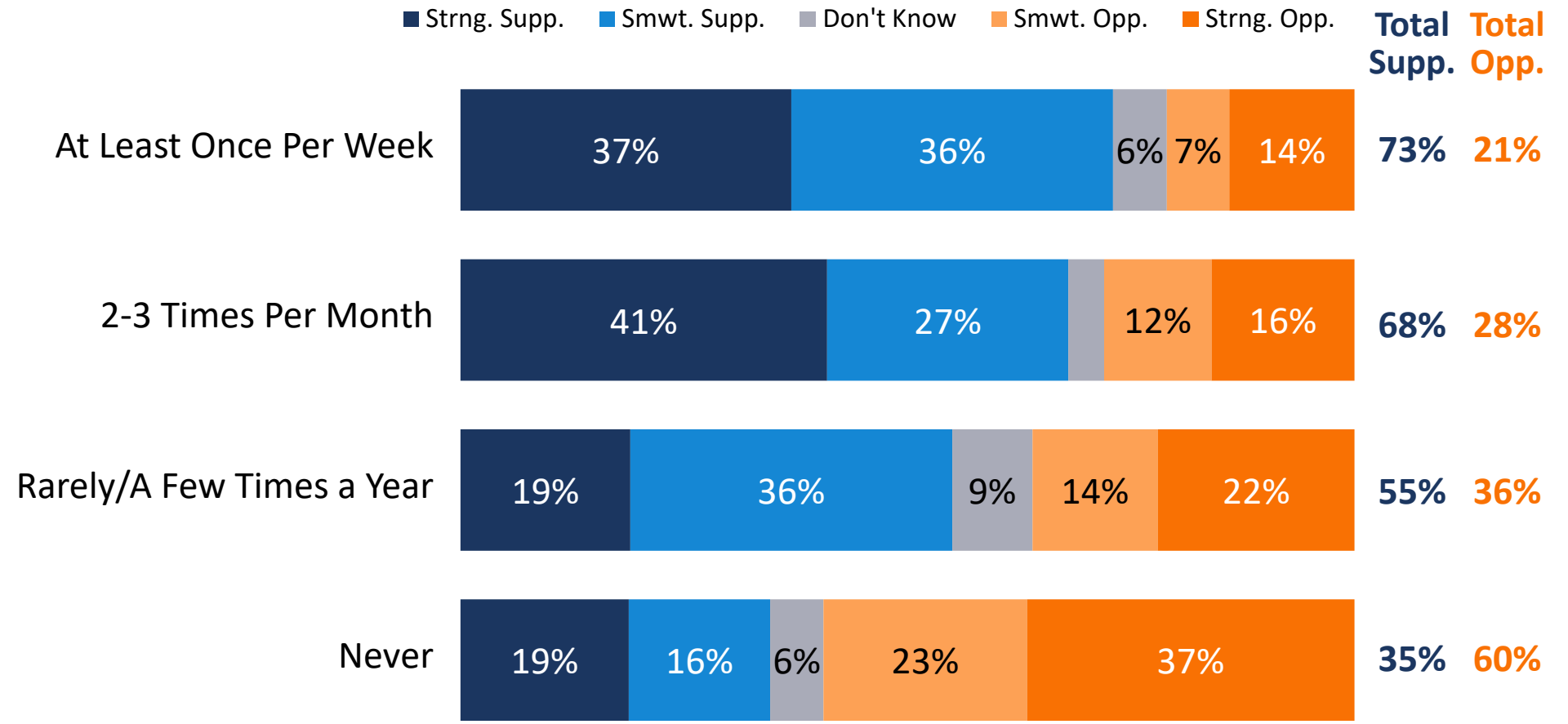
Initial Opinion by Party



Q6. Lane County is considering a ballot measure to raise additional tax revenue to maintain and improve parks, natural areas, and recreation facilities. Is this something you would support or oppose?

Those who visit even a few times a year are more likely to support the proposal than are those who never visit parks.

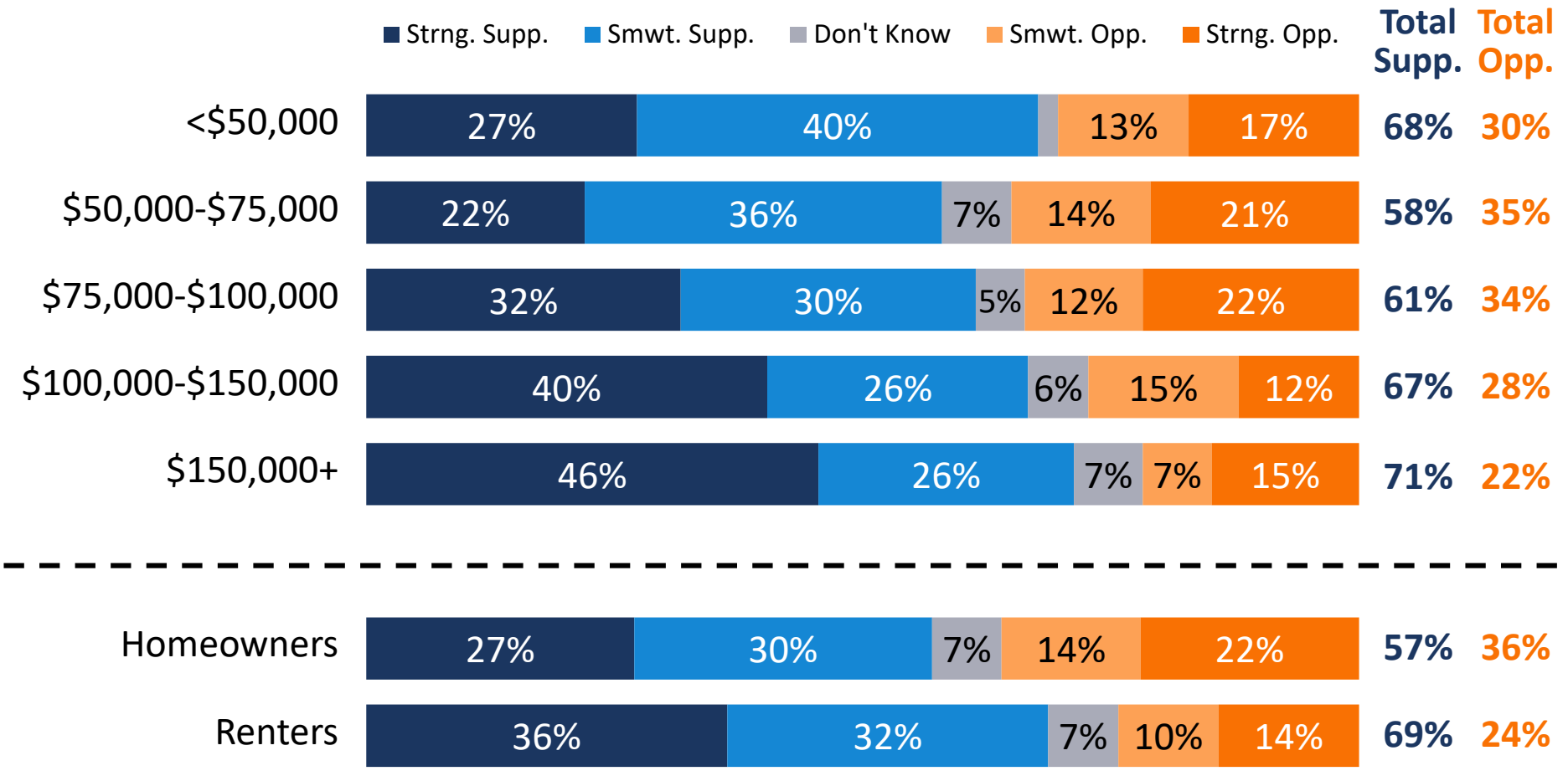
Initial Opinion by Visit Frequency



Q6. Lane County is considering a ballot measure to raise additional tax revenue to maintain and improve parks, natural areas, and recreation facilities. Is this something you would support or oppose?

Majorities support the measure across income categories, with especially strong backing from higher-income households.

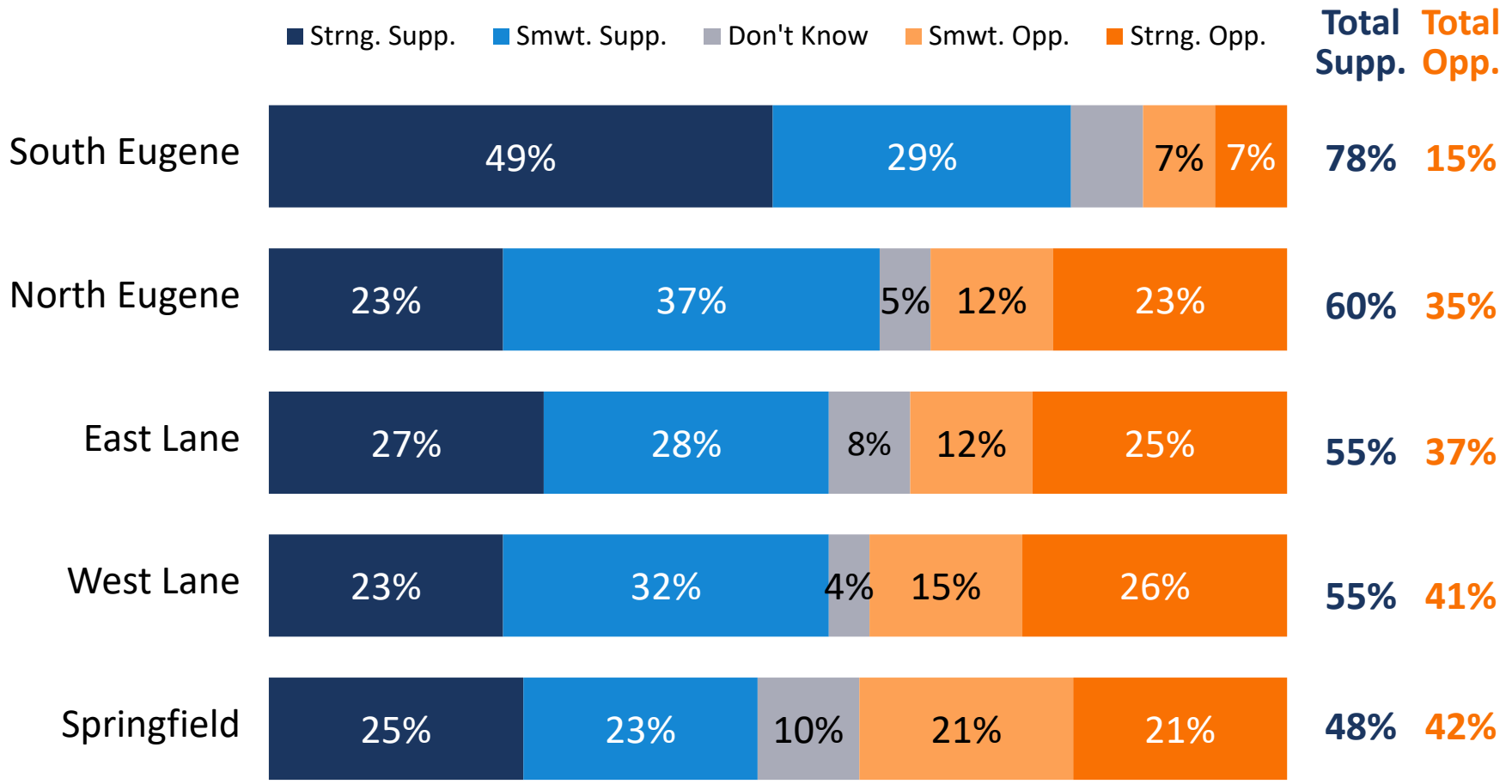
Initial Opinion by Household Income & Residence



Q6. Lane County is considering a ballot measure to raise additional tax revenue to maintain and improve parks, natural areas, and recreation facilities. Is this something you would support or oppose?

Majorities support the measure in Eugene and in east and west areas of the Lane County.

Initial Opinion by County Commissioner District

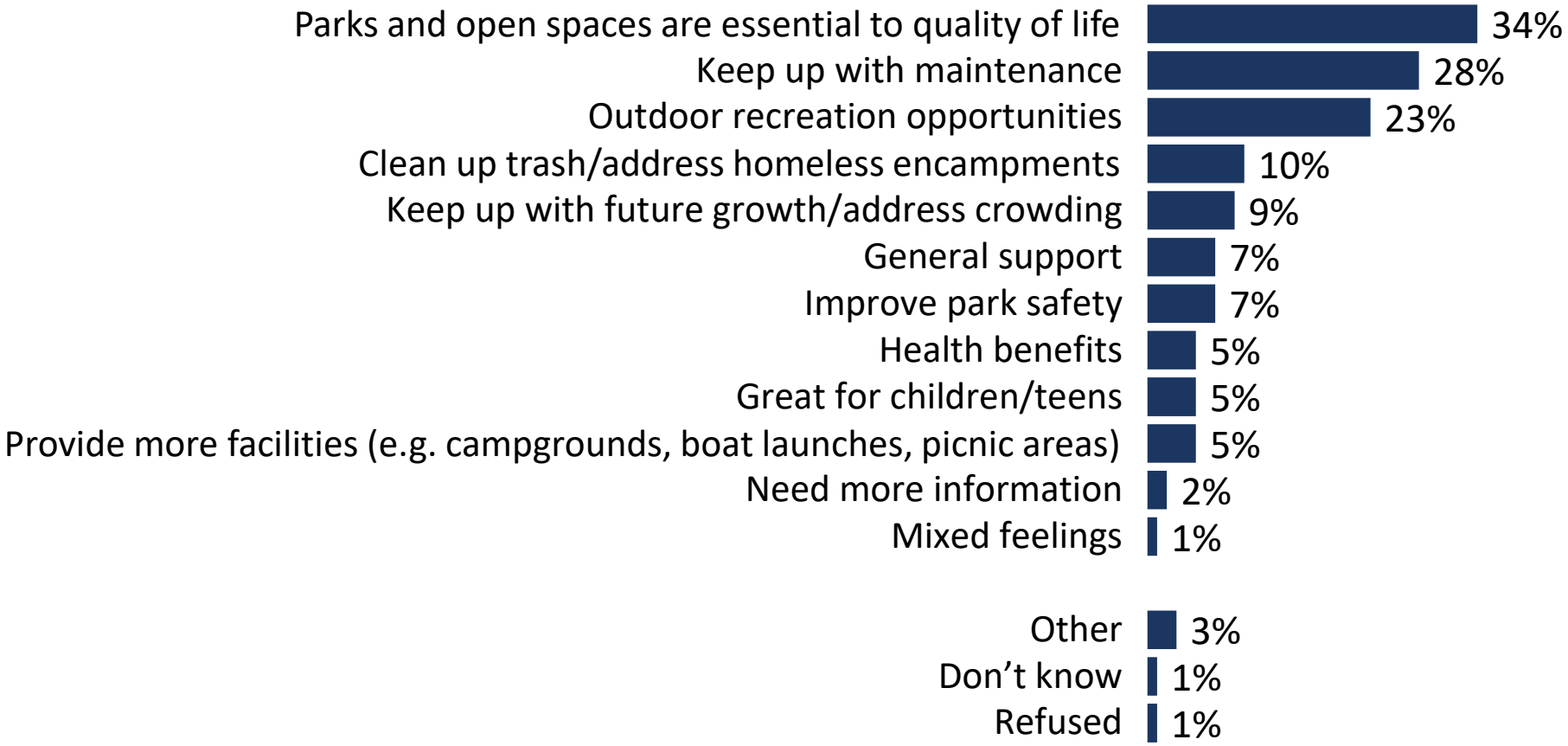


Q6. Lane County is considering a ballot measure to raise additional tax revenue to maintain and improve parks, natural areas, and recreation facilities. Is this something you would support or oppose?

Supporters cite the importance of parks and open spaces to quality of life.

*In a few words of your own, why would you **SUPPORT** this idea?*

(Open-ended; Asked of Yes Voters Only, n=239)



Q7a.

Verbatim Responses from Supporters

Outdoor space is one of the crowning jewels of our community.

I appreciate the stability and easy access to parks for myself and children and upkeep.

So long as we're not being taxed any more; we pay too many taxes already.

Being able to be outside in a safe place is important to good health.

Lane County needs to fix things for long-time citizens. They are only maintaining the fee areas and not the public parks.

Many facilities are falling into disrepair. Additionally, there is a serious problem with trash and unsanitary conditions due to the homelessness crisis in the county.

I want to live in a beautiful area, and am happy that some of my tax dollars go to improving our city.

Protecting our existing natural areas and creating new natural areas are important to me.

[I] wish to at least maintain this level of park and recreation condition. That takes money.

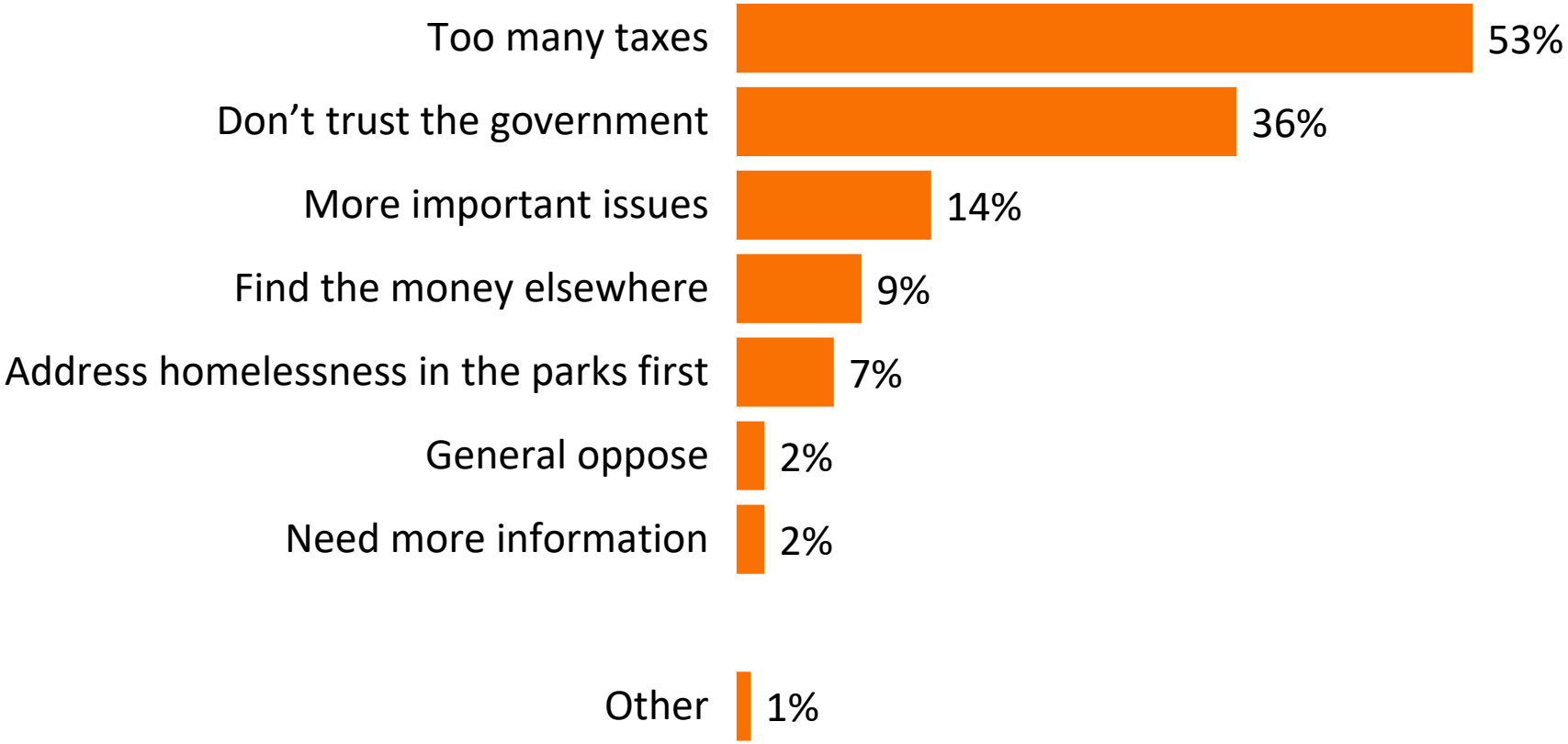
As the population increases, the need for open spaces and recreational needs will increase. It is part of the overall need for a healthy life.

*Q7a. In a few words of your own, why would you **SUPPORT** this idea?*

Opponents are largely against taxes generally or don't trust government spending decisions.

*In a few words of your own, why would you **OPPOSE** this idea?*

(Open-ended; Asked of No Voters Only, n=138)



Q7b.

Verbatim Responses from Opponents

I worked all my life to pay for my house and now my taxes are as much as my house payment was. It never stops, the county wants more money every year as I use less services.

Basic needs are more necessary at this time. Look at the gigantic homeless problem!

I just can't afford it at the time being.

I don't feel there is a need to expand current services in this area.

How about we stop incentivizing homelessness and move them out of the parks? Then it wouldn't take as much money keeping them nice and beautiful again.

We are going through hard times and asking the public for more money is inexcusable.

Should be able to generate revenue another way, like from the cannabis industry.

Taxes already too high. Parks are not where resources should be directed. Need public-private partnerships with youth to teach park maintenance and build job skills and provide employment.

You are not using the money you have at this time wisely. More money won't help better management.

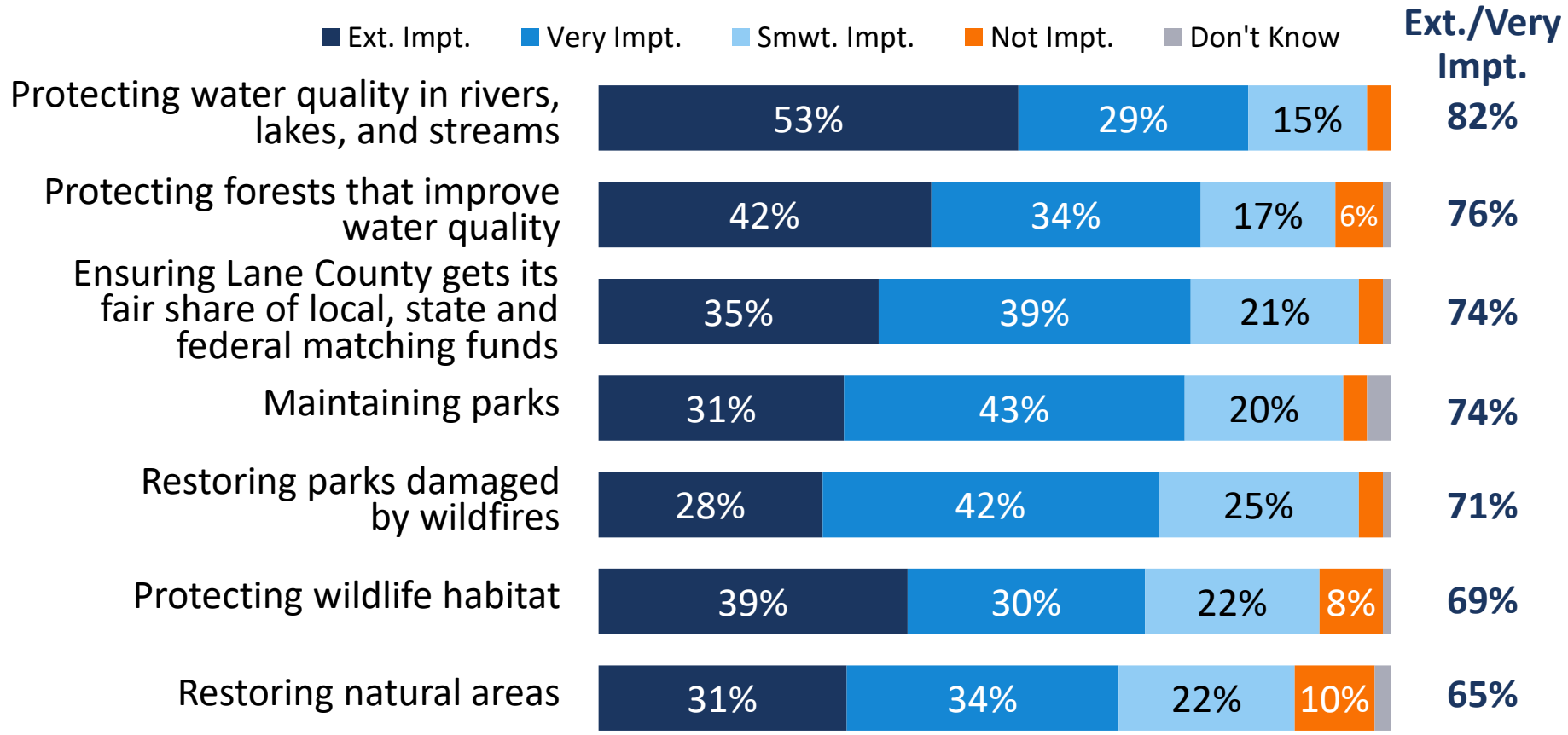
We cannot afford to live in Lane County, or Oregon for that matter. Government keeps helping the homeless. Kick them out.

*Q7b. In a few words of your own, why would you **OPPOSE** this idea?*

Voter Priorities and Willingness to Pay

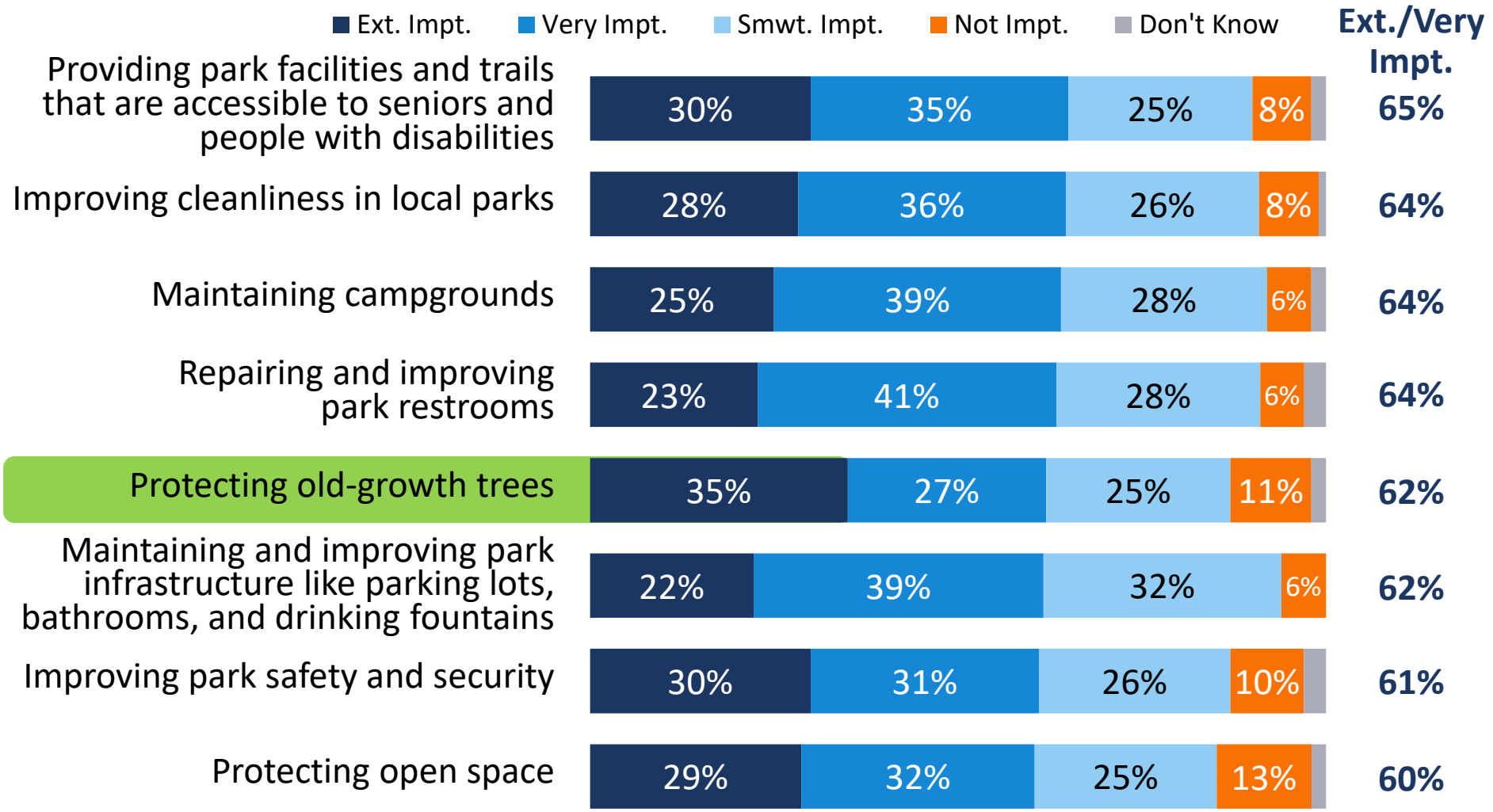
Water quality, basic maintenance and restoring parks damaged by fire are key priorities.

I'm going to read you some projects and services that could be funded by this ballot measure. Please tell me how important the project or service is to you personally: is it extremely important, very important, somewhat important, or not important?



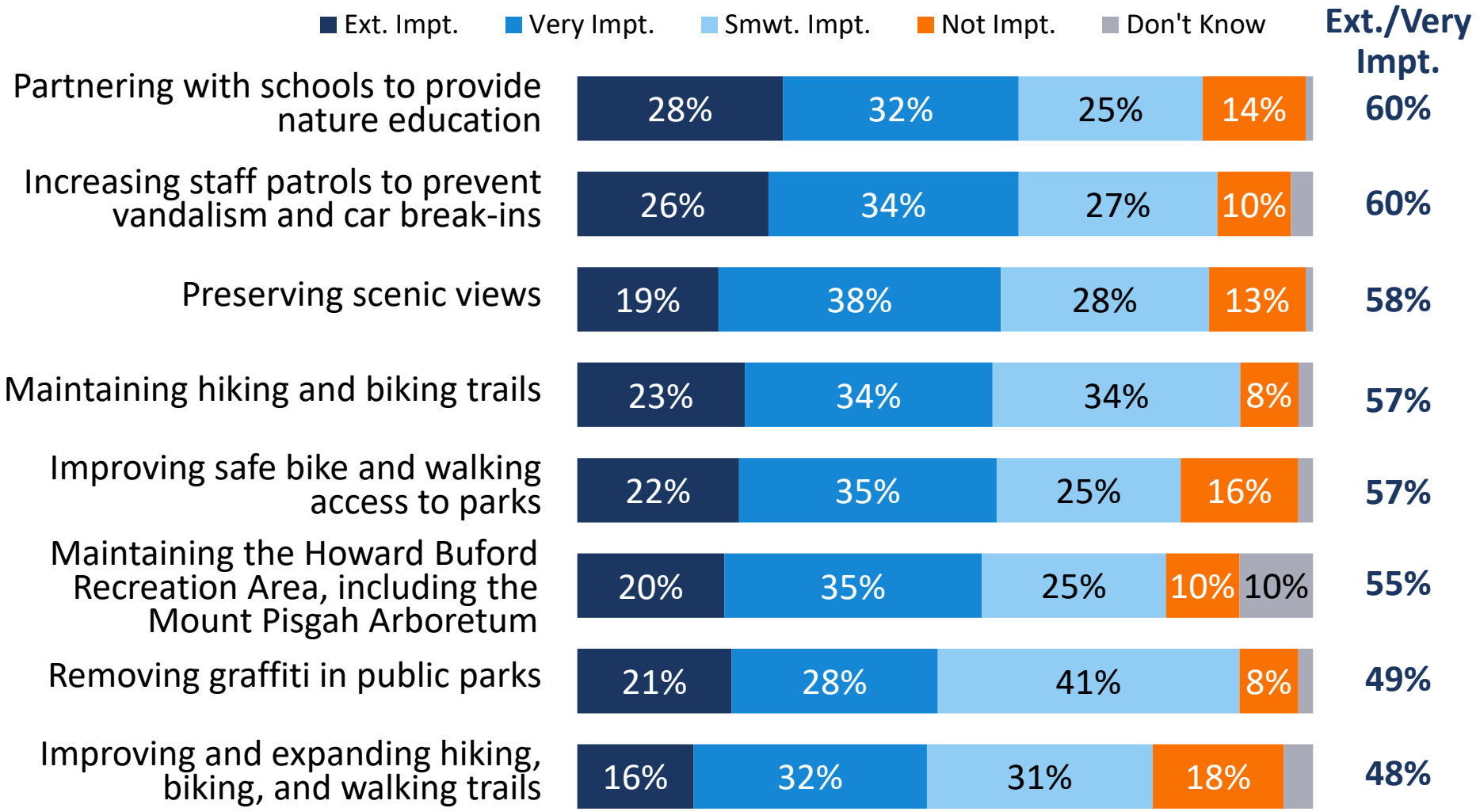
Q8. Split Sample

Protecting old-growth trees is “extremely important” to more than one-third of voters.



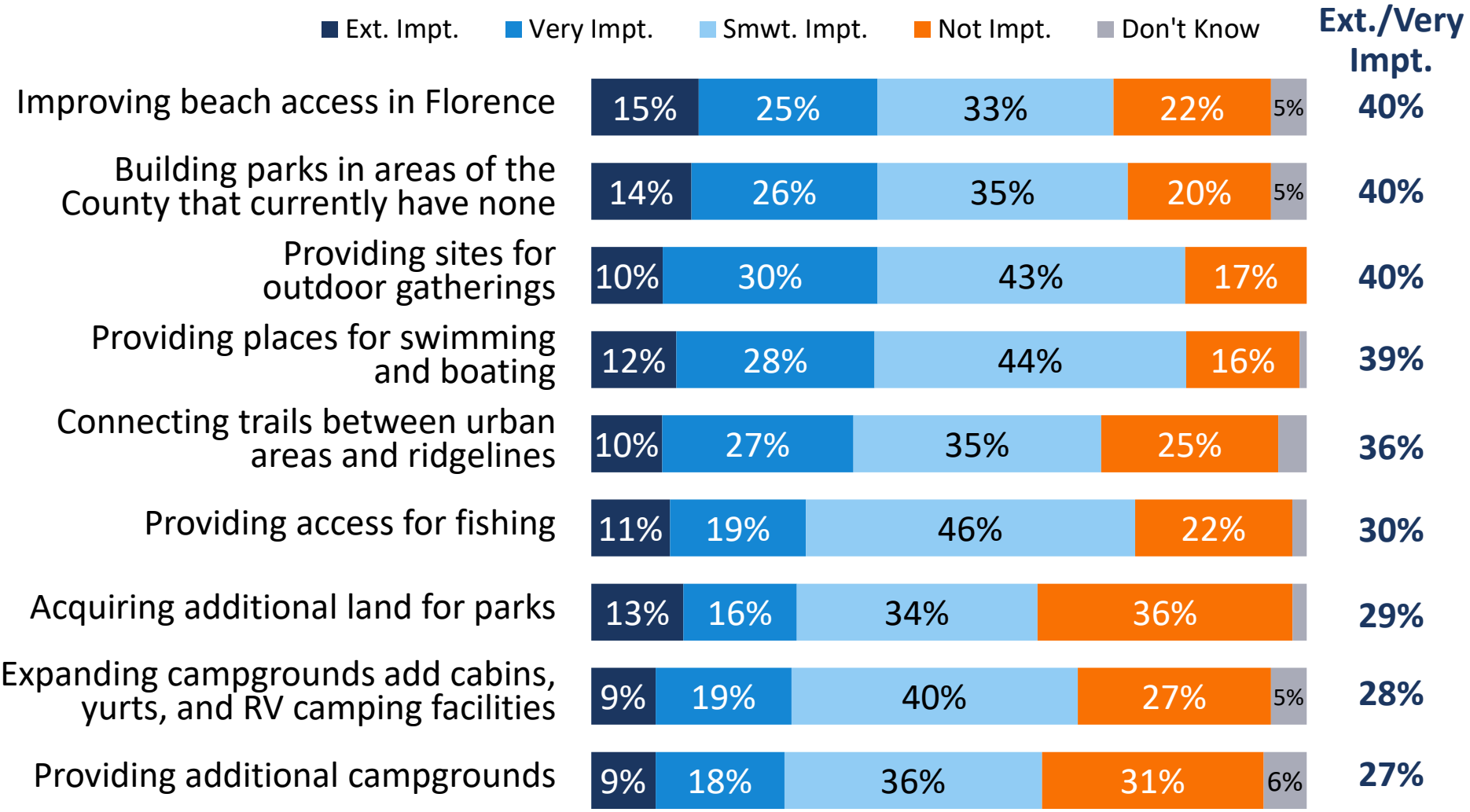
Q8. I’m going to read you some projects and services that could be funded by this ballot measure. Please tell me how important the project or service is to you personally: is it extremely important, very important, somewhat important, or not important? Split Sample

Relatively less-important priorities include expanded trails and graffiti removal.



Q8. I'm going to read you some projects and services that could be funded by this ballot measure. Please tell me how important the project or service is to you personally: is it extremely important, very important, somewhat important, or not important? Split Sample

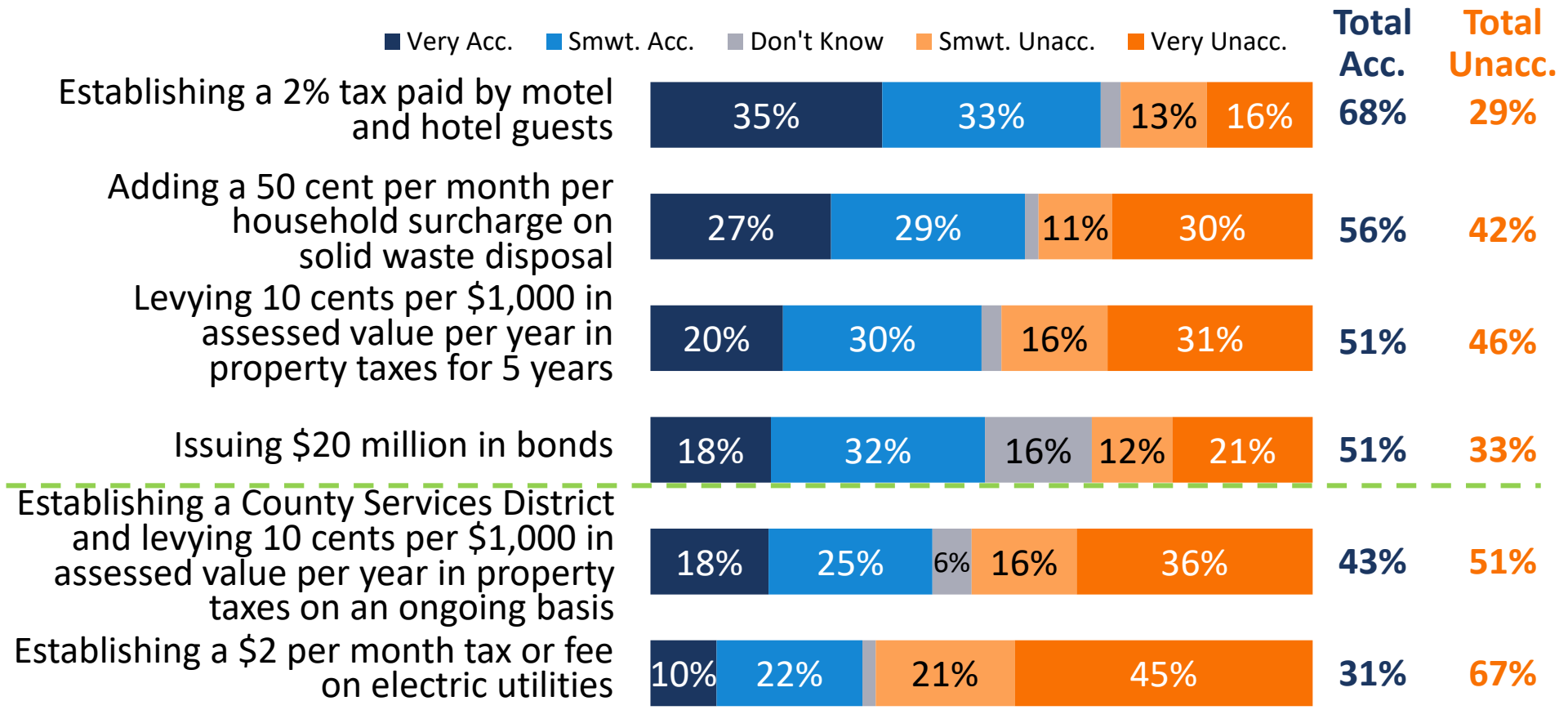
Campgrounds, additional land and fishing access inspire much less intense reactions.



Q8. I'm going to read you some projects and services that could be funded by this ballot measure. Please tell me how important the project or service is to you personally: is it extremely important, very important, somewhat important, or not important? Split Sample

Four funding mechanisms are viewed as acceptable by a majority of voters.

I am now going to read you several proposed ways of funding the parks and recreation services measure I asked about earlier. Please tell me whether that way of funding parks and recreation services sounds like something you would find acceptable or unacceptable.



Q10.

Even a slim majority of Republicans supports a tax paid by hotel guests.

(Total Acceptable)

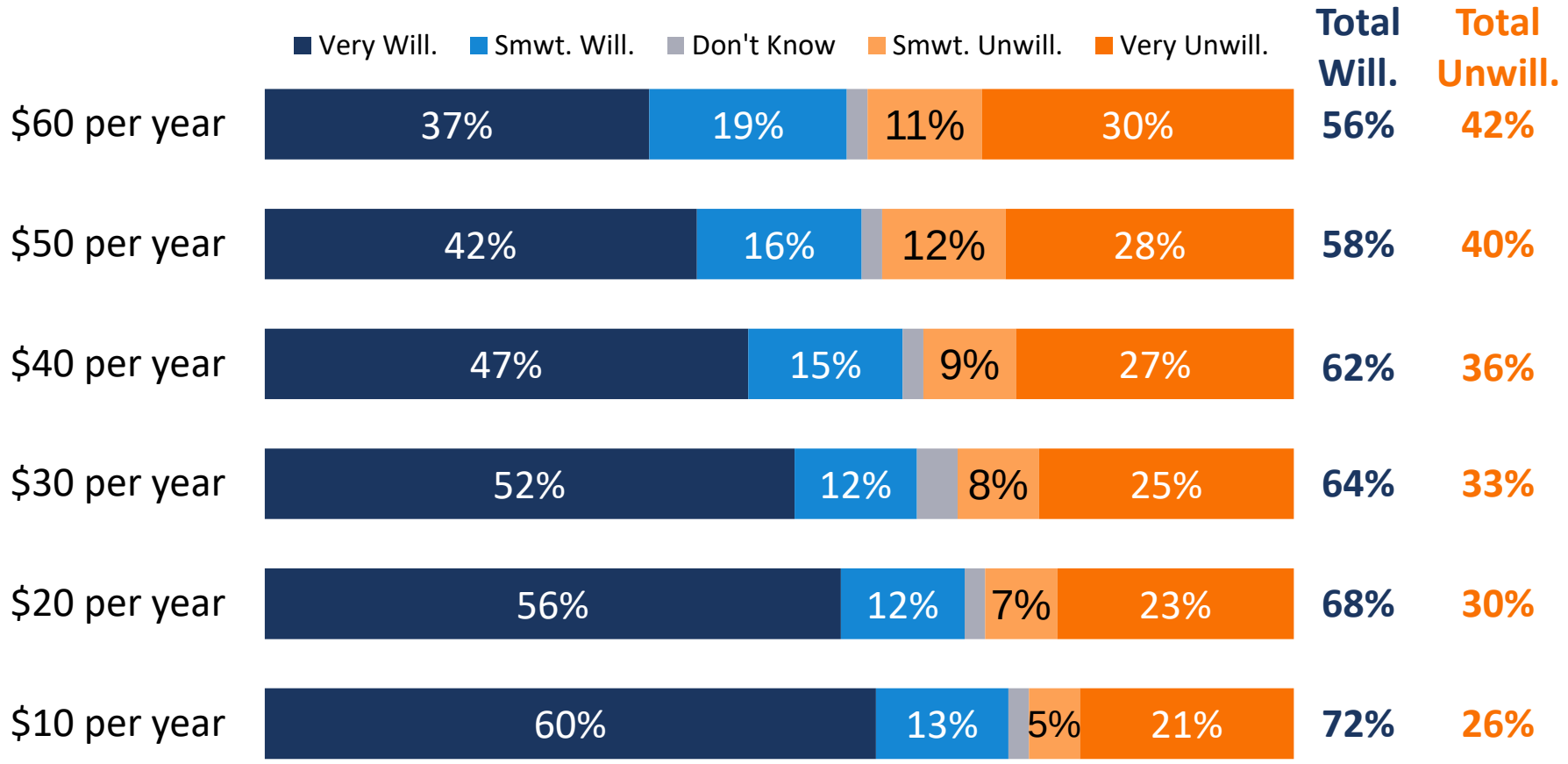
Funding Source	All Voters	Position on Ballot Measure Concept			Party		
		Sup-porters	Op-ponents	Undec.	Dems.	Inds.	Reps.
2% tax paid by hotel guests	**68%**	82%	47%	56%	78%	65%	52%
50¢ surcharge on waste disposal	**56%**	71%	27%	64%	66%	50%	39%
10¢ per $1,000 in property taxes	**51%**	73%	14%	42%	66%	44%	26%
$20 million in bonds	**51%**	71%	21%	27%	62%	51%	31%
County Services District and 10¢ per $1,000	**43%**	63%	9%	36%	55%	43%	20%
$2/month tax on electric utilities	**31%**	44%	9%	31%	39%	30%	17%

FM3 RESEARCH

Q10. I am now going to read you several proposed ways of funding the parks and recreation services measure I asked about earlier. Please tell me whether that way of funding parks and recreation services sounds like something you would find acceptable or unacceptable.

Most are willing to pay as much as $60 per year for these purposes – and at $30 per year, most are "very willing."

Regardless of how the money were raised, would your household be willing to pay ___ in additional taxes to pay for the kinds of parks and recreation improvements I have been describing?



Q11.

Independents' willingness to pay dips below a majority at $50 per year.

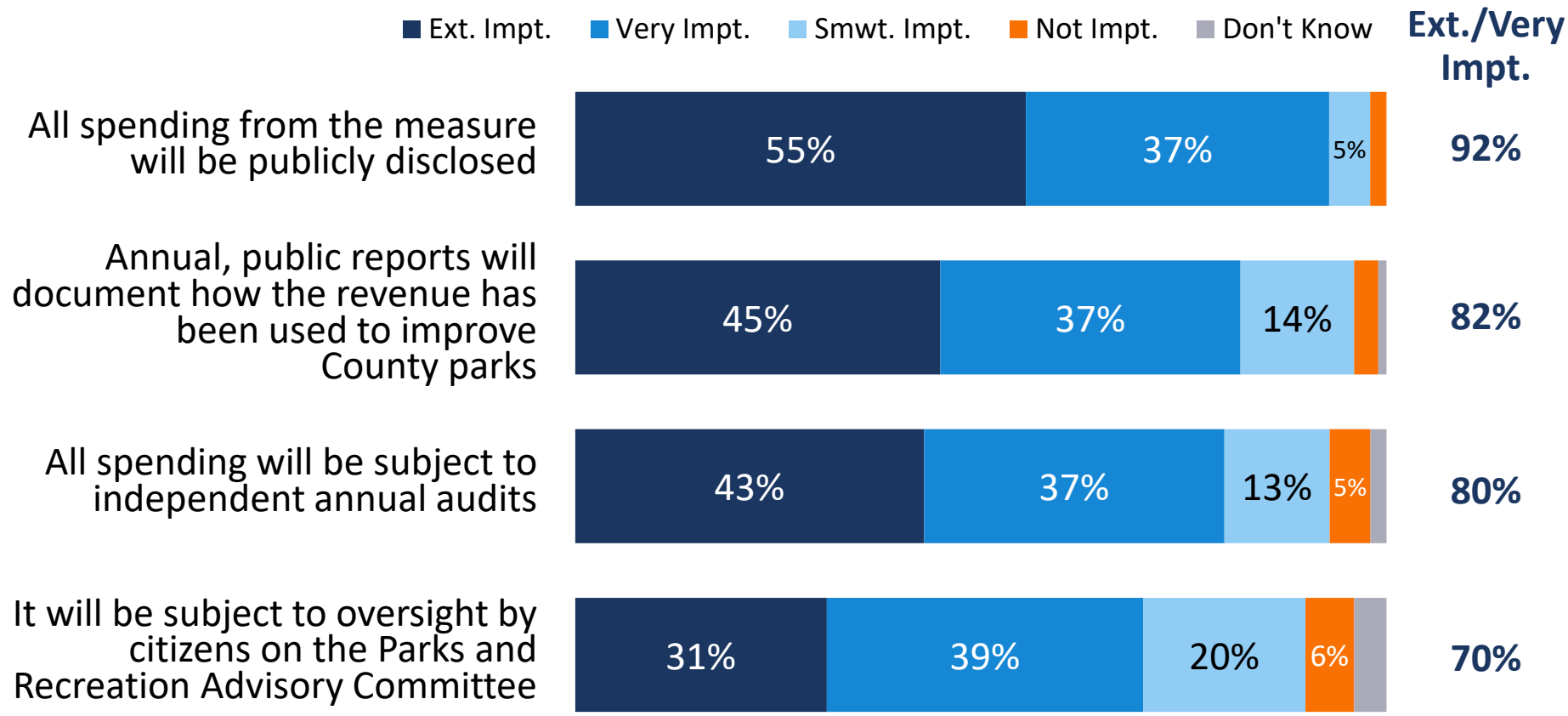
(Total Willing)

Amount	All Voters	Position on Ballot Measure Concept			Party		
		Sup-porters	Op-ponents	Undec.	Dems.	Inds.	Reps.
$60 per year	**56%**	81%	14%	53%	71%	48%	33%
$50 per year	**58%**	82%	15%	58%	73%	51%	35%
$40 per year	**62%**	88%	20%	58%	76%	60%	38%
$30 per year	**64%**	87%	23%	62%	78%	63%	38%
$20 per year	**68%**	92%	28%	66%	82%	66%	44%
$10 per year	**72%**	94%	36%	71%	85%	68%	52%

Q11. Regardless of how the money were raised, would your household be willing to pay ___ in additional taxes to pay for the kinds of parks and recreation improvements I have been describing?

Accountability provisions are seen as important, particularly public disclosure of spending.

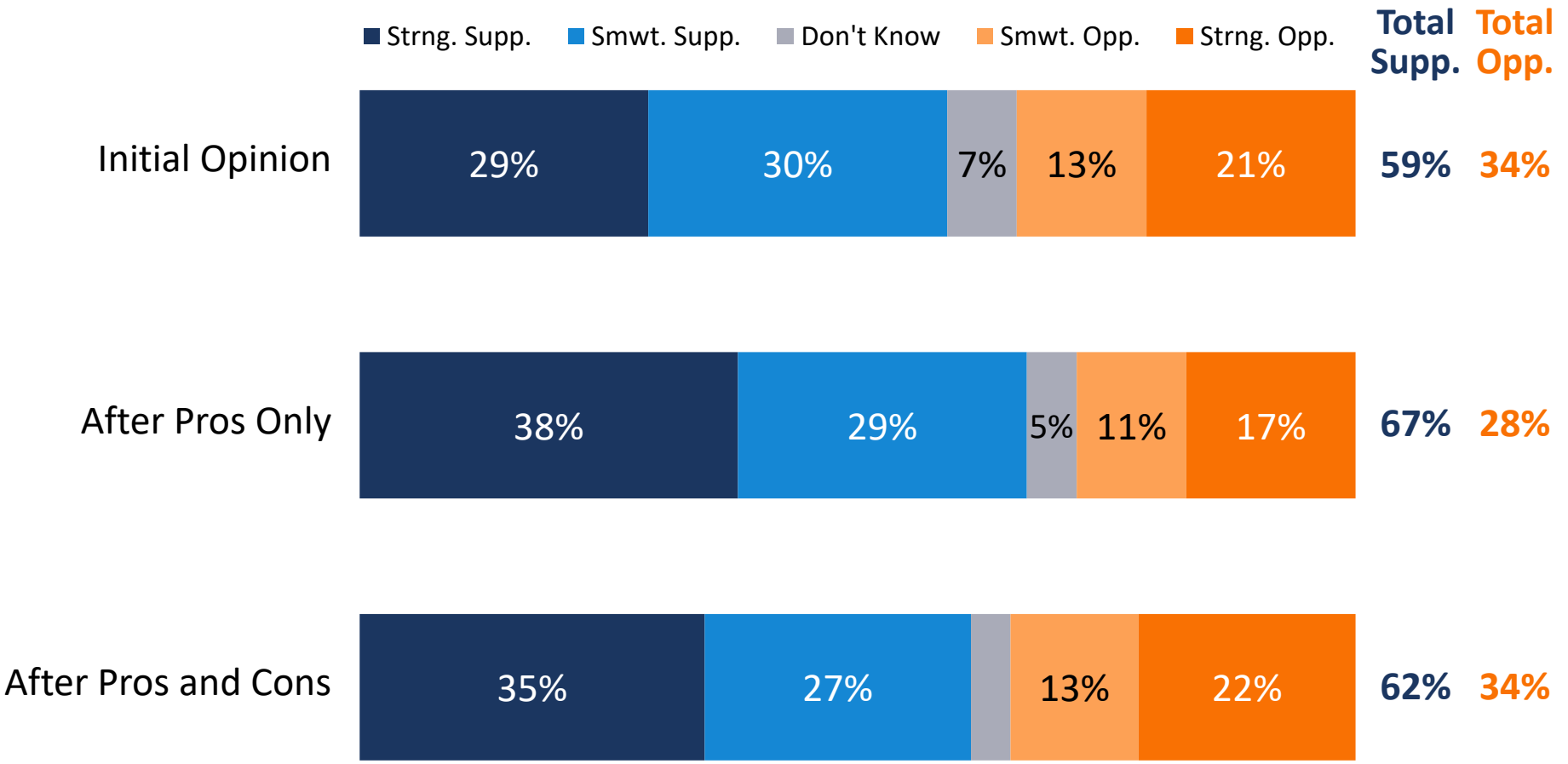
I am going to read you a list of provisions that may be included in a Lane County parks ballot measure to ensure accountable use of the funds. Please tell me whether you consider it extremely important, very important, somewhat important, or a not too important that each provision be included.



Q12.

Messaging and Movement

Support for the proposal increases to two-thirds after positive messaging, and remains above three in five after an exchange of pros and cons.

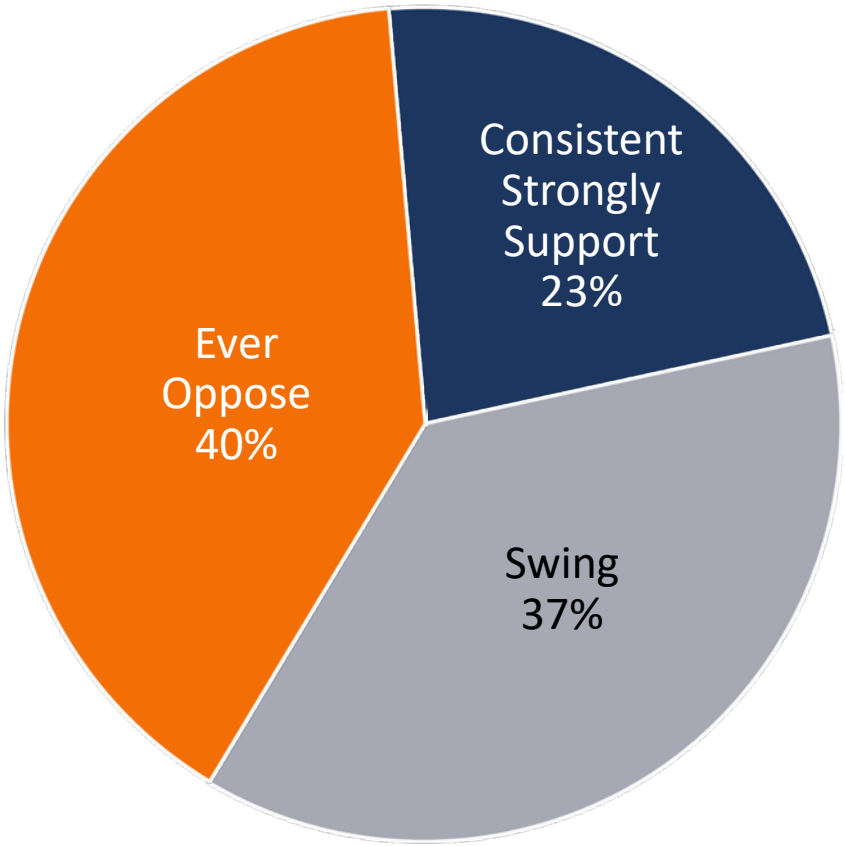


Q6, Q14 & Q16. Lane County is considering a ballot measure to raise additional tax revenue to maintain and improve parks, natural areas, and recreation facilities. Is this something you would support or oppose?

Segmenting the Electorate by Consistency of Support

- **Consistent Strongly Support:** Voters who consistently indicated they would "strongly support" a measure.
- **Ever Oppose:** Voters who indicated at any point that they would oppose a measure.
- **Swing:** Voters who do not fall into any of the other categories – remaining consistently undecided, switching positions, or being softly supportive at any point.

The following slide shows demographic groups that *disproportionately* fall into one category or the other.



Demographic Profile of the Segments

Consistent Strongly Support	Swing	Ever Oppose
23% of the Electorate	**37% of the Electorate**	**40% of the Electorate**
HH income $150K+	Democrats ages 18-49	Republican men
Democrats ages 50+	Women ages 18-49	Republicans ages 50+
Visit parks 2-3 times/month	Ages 18-49	Republicans
Post-graduate educated	Democrats	Never visit parks
Independents under 50	Visit parks rarely	Republicans ages 18-49
Democrats	Democratic women	Non-college educated men
Democratic women	Democratic men	High school educated
College-educated women		Some college or less
Visit parks weekly+		Independents ages 50+
Democratic men		Some college education

Messaging in Favor of a Parks Funding Measure
(Ranked in Order of Effectiveness)

(FUTURE GENERATIONS) This measure will preserve Lane County's natural beauty by protecting rivers, streams, trees, natural areas, and wildlife habitat. It will ensure that our children and grandchildren enjoy the same quality of life we do.

(COST OF LIVING) Our parks, trails, campgrounds, marinas, and beaches have something for everyone. They provide affordable places for recreation and access to the river, close to home in communities throughout Lane County. As the cost of living increases, it is more important than ever to invest in keeping them available.

(HEALTH) This measure will help keep our community healthy. Lane County kids, families, and seniors who visit parks for play and exercise have better physical, psychological, and mental health outcomes – all of these more important than ever.

(LONG RUN) The longer we wait to restore our natural areas, and park and recreation infrastructure, the more it will cost us in the long run. By making the investment to take care of our parks and recreation system today, we can avoid more costly problems in future years.

Q13. Here are some statements from people who <u>support</u> the measure. Please tell me whether you find it very convincing, somewhat convincing, or not convincing as a reason to vote "yes" on the measure.

Messaging in Favor of Parks Funding Measure; Continued

(ECONOMY) Recreation in Lane County produces a total net economic value of more than $5.3 billion, more than 12,000 jobs and over $650 million in gross domestic product impacts. Investing in our parks will help our economy recover and grow.

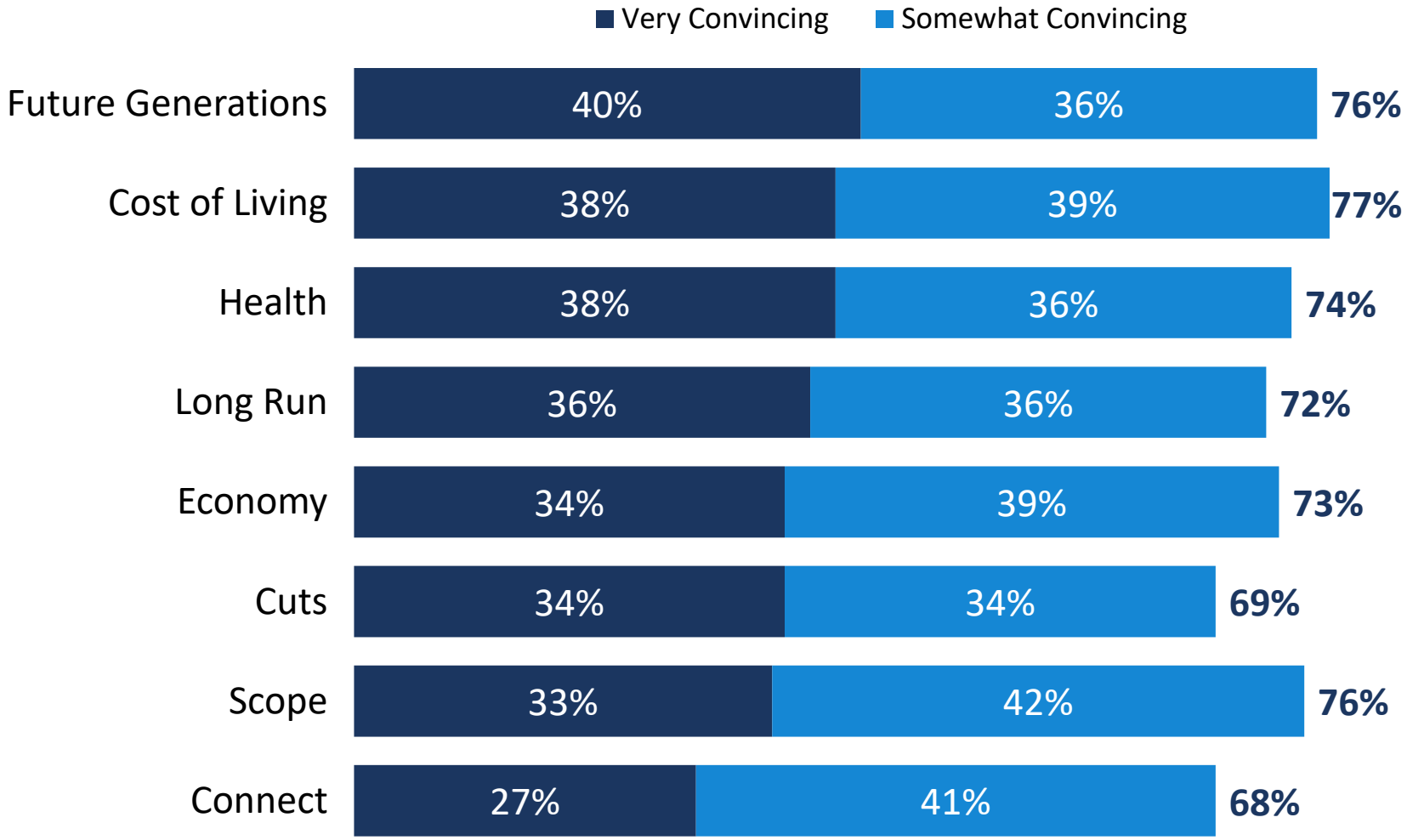
(CUTS) The coronavirus pandemic and economic downturn have forced Lane County Parks to draw down their rainy-day fund, and closing campgrounds meant a half-million dollar decline in funding. At the same time, the pandemic has meant more people than ever are using our parks. New funding is needed now to repair and maintain our parks and natural areas.

(SCOPE) Lane County Parks is responsible for 68 parks and natural spaces throughout the County, which together require millions of dollars in investments to ensure safe operations. This funding will help upgrade essential infrastructure and provide safe, healthy recreational experiences for people of all ages and walks of life in every corner of the County.

(CONNECT) This funding will help Lane County Parks work with other parks agencies to connect local residents to our rivers and ridges – providing a variety of trails for people to walk, hike, and bike. As our community grows and changes, we can use this funding to preserve opportunities to get outdoors and enjoy open space.

Q13. Here are some statements from people who <u>support</u> the measure. Please tell me whether you find it very convincing, somewhat convincing, or not convincing as a reason to vote "yes" on the measure.

Our responsibility to future generations and the importance of parks for health and cost-effective recreation are key themes.



Q13. Here are some statements from people who <u>support</u> the measure. Please tell me whether you find it very convincing, somewhat convincing, or not convincing as a reason to vote "yes" on the measure.

The scope of needed improvements and benefits for affordable recreation are key to independent voters.

(Very Convincing)

Statement	All Voters	Segments			Party		
		Cons. Str. Support	Swing	Ever Oppose	Dems.	Inds.	Reps.
Future Generations	**40%**	77%	47%	14%	55%	35%	17%
Cost of Living	**38%**	68%	40%	19%	49%	38%	17%
Health	**38%**	73%	44%	12%	47%	32%	26%
Long Run	**36%**	69%	41%	12%	43%	36%	22%
Economy	**34%**	73%	40%	7%	41%	29%	23%
Cuts	**34%**	67%	36%	13%	47%	29%	15%
Scope	**33%**	66%	39%	10%	41%	39%	14%
Connect	**27%**	61%	28%	8%	34%	28%	15%

Q13. Here are some statements from people who <u>support</u> the measure. Please tell me whether you find it very convincing, somewhat convincing, or not convincing as a reason to vote "yes" on the measure.

Messaging Opposing a Parks Funding Measure
(Ranked in Order of Effectiveness)

(COST OF LIVING) The cost of living in Lane County is already too high. We should not vote to increase the cost of getting by, especially things like utility or property taxes that make it even harder to pay for housing.

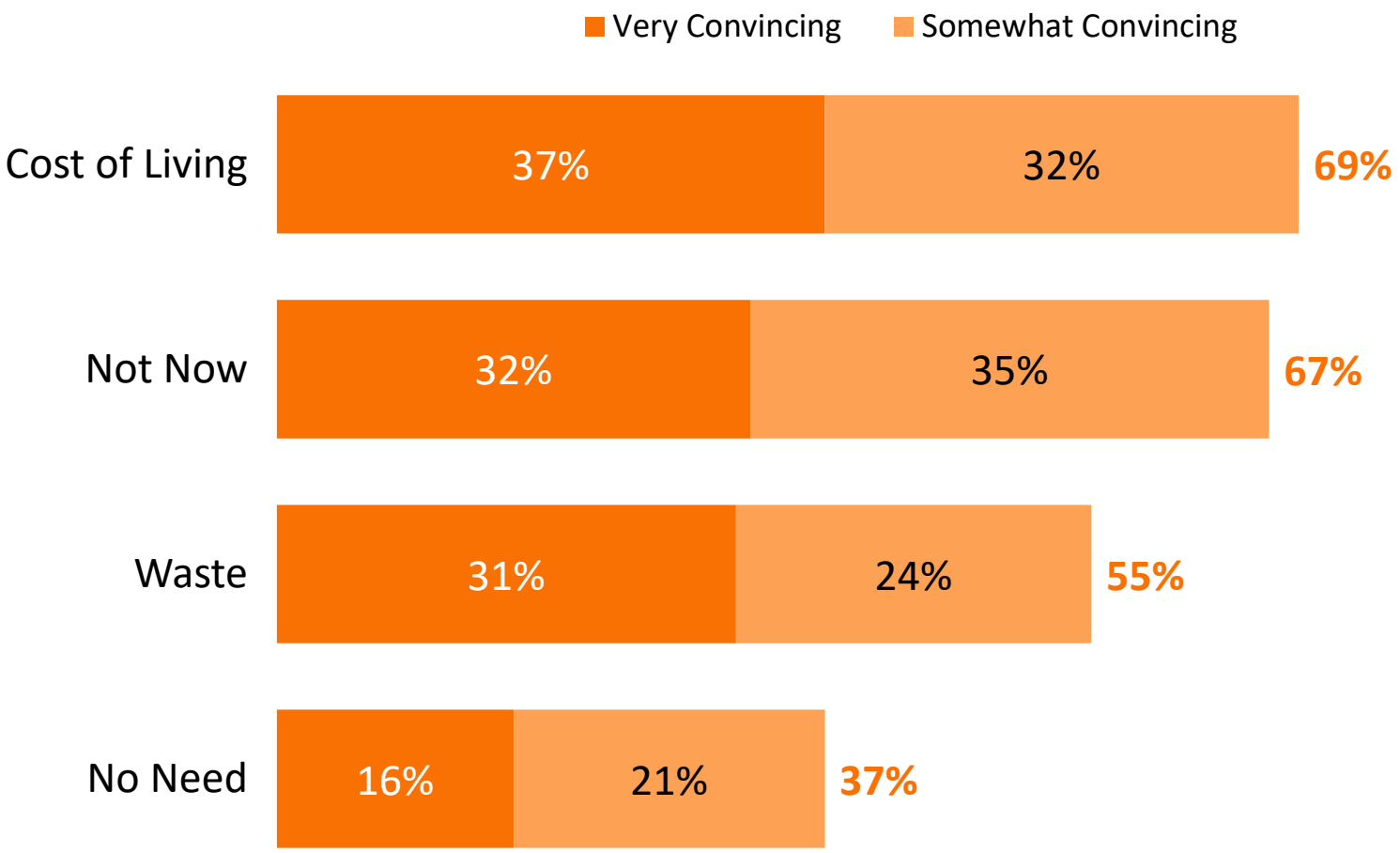
(NOT NOW) Now is not the time to dedicate more taxes to pay for park improvements – not when we have so many more urgent needs, like public safety, healthcare, road repairs, and supporting local businesses hurt by the pandemic.

(WASTE) The County has enough taxpayer dollars to repair and upgrade parks if they would just cut waste and mismanagement. Rather than raising our taxes, officials should tighten their belts and find money for parks in the existing budget.

(NO NEED) This measure just isn't necessary. We already have plenty of parks, community centers, trails, marinas, campgrounds, natural areas, and open space throughout the County.

Q15. Here are some statements from people who oppose the measure we have been discussing. Please tell me whether you find it very convincing, somewhat convincing, or not convincing as a reason to vote "no" on the measure.

The impact of a measure on cost of living, and competing priorities for spending, are key opposition themes.



Q15. Here are some statements from people who oppose the measure we have been discussing. Please tell me whether you find it very convincing, somewhat convincing, or not convincing as a reason to vote "no" on the measure.

Opposition is most resonant with voters already include to oppose a measure.

(Very Convincing)

Statement	All Voters	Segments			Party		
		Cons. Str. Support	Swing	Ever Oppose	Dems.	Inds.	Reps.
Cost of Living	**37%**	7%	20%	70%	25%	31%	65%
Not Now	**32%**	6%	18%	60%	22%	35%	49%
Waste	**31%**	5%	16%	60%	15%	35%	59%
No Need	**16%**	0%	6%	35%	9%	16%	30%

Q15. Here are some statements from people who oppose the measure we have been discussing. Please tell me whether you find it very convincing, somewhat convincing, or not convincing as a reason to vote "no" on the measure.

Conclusions

Conclusions

- Voters have broadly favorable views of Lane County Parks and approve of their work. Seven in ten say the Parks Division has at least “some need” for funding, though few feel strongly.
- In principle, 59% support increased funding to maintain and improve parks. That level of support increases after voters hear about potential projects, accountability provisions and positive messaging – and stays high after a brief set of critiques.
- Determining the details will of course be key: bonds, a waste surcharge, and a hotel/motel tax have majority support in isolation. In principle, at least half are willing to pay up to $60 per year.
- Top priorities for projects are water quality, basic park maintenance, protecting wildlife habitat, restoring wildfire damaged parks, and campground maintenance.
- The most compelling support messages have to do with leaving a legacy for future generations, the contribution parks make to public health, and the importance of affordable outdoor recreation given a rising cost of living.
- On the other side of the coin, concern about the economy and the financial struggles many families are facing produces the most reservations about a potential ballot measure.

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PARKS FUNDING TASK FORCE

AGENDA

Thursday, May 6, 2021

6:00pm Public Meeting Session - GoToMeeting

Parks Funding Task Force Meeting

I.	Call the Meeting to Order – Chair Janelle McCoy	(1 Minute)
II.	Introductions and Opening Comment – Chair Janelle McCoy	(5 Minutes)
III.	Public Comments – Chair Janelle McCoy	(10 Minutes)
IV.	Consider Approval of March 25, 2021 Minutes – Chair Janelle McCoy	(5 Minutes)
V.	Facility Condition Assessment Report Update – Dean Leonard, Faithful & Gould	(30 Minutes)
VI.	Funding Alternatives Review, Discussion and Direction – Bob Keefer	(45 Minutes)
VII.	Schedule Next Meeting of Task Force - Chair Janelle McCoy	(5 Minutes)
VIII.	Task Force Member Comments – Chair Janelle McCoy	(10 Minutes)
IX.	Meeting Wrap-up/Assignments	
X.	Adjourn	

SDAO Special Districts Association of Oregon

AGENDA COVER MEMO

Date: May 6, 2021

To: Lane County Parks Funding Task Force

From: Bob Keefer, Sr. Consultant

RE: Recommended Funding Alternatives

Agenda Item:

Discussion of Parks Division Funding Alternatives

Action Considered:

Task Force members are asked to provide feedback on funding alternatives as described within this memo and consider approval of a preferred alternative.

Background Information:

Over the last year, the task force has discussed and reviewed several different funding mechanisms to assist the parks division with securing stable and sufficient funding for priority needs: (1) routine operation and maintenance; (2) deferred maintenance; (3) conservation/habitat restoration; and (4) environmental education. The task force has discussed cost recovery principles and cost reduction ideas. The task force also assisted with finalizing a community survey instrument that was used by FM3 Consulting to gather public opinion about county parks and potential funding levels and mechanisms to support the park system. A deferred maintenance study was completed by FCA to provide information about the condition of major infrastructure within Richardson, Orchard Point, Armitage, and Baker Bay County Parks. The findings of the public opinion survey and deferred maintenance study were presented, and task force members provided additional feedback of funding options after reviewing the reports.

The following funding alternatives have been formulated based on the feedback received from the task force, and Parks Division Manager Brett Henry, review of the public opinion survey and deferred maintenance study, and my previous experience in the field. All three alternatives meet the primary goal of providing additional funding for priority needs of the county park system as outlined by the task force. None of the alternatives meet the long-term goal of stable, consistent funding for the parks division. However, the alternatives provide building blocks for securing such funding as the parks are restored, promoted, and used by Lane County residents and visitors.

In preparing these funding alternatives, the following assumptions were used.

- The FY 20/21 countywide assessed value is $36.2 billion and is used to calculate corresponding property tax rates for the alternatives. $3.6 million in property tax receipts will be generated for every $.10/$1000 assessed.

- Receipts from user fees (day use, camping, annual passes, etc.) will remain consistent and will grow with inflation. FY 18/19 receipts were just over $2,000,000.
- Future charges for services will be based on the Cost Recovery principle of greater the individual benefit the less support from taxes. Consequently, opportunities to use general tax support for facilities like marinas and campgrounds will be limited along with programs or services that primarily serve individual interests.
- State Funds from RV License fees and from the OSMB Marine Assistance Program will continue at current amounts. FY 18/19 payments were just under $530,000.
- The Parks Division will continue to pursue grant funding to support capital improvement, development, and habitat/conservation projects.
- For the next 5-10 years, Lane County will commit current allocations of the CRT and TRT funds to the Parks Division, approximately $1,000,000.
- If Lane County pursues a Local Option Levy, that measure will be on the ballot in May 2022 or November 2022.

Based on task force discussions last year regarding priority services and Brett's estimate of additional funding required to maintain the park system, a preferred operational mix of services and funding amounts were developed.

- Operations and Maintenance – Add $3.6 million for staffing, material & services, and marketing.
- Deferred Maintenance – Provide $2 million annually to address priority issues based on FCA report and the division's five-year capital improvement plan. The division should leverage these funds with other funding sources to enhance its ability to complete additional projects.
- Conservation – In addition to funding positions in the O&M budget, include $200,000 - $300,000 for actual projects and funds to support matching grants.
- Education – Provide $100,000 annually to support education programs at HBRA, Camp Lane, and other environmental education programs and/or projects.
- Special Projects – Provide funding support for projects that meet special needs like restoring parks along the McKenzie River, further implementing the Rivers to Ridge Plan, providing enhanced beach and river access, and projects that increase tourism. Amount of funding by discretionary funds (taxes) to be determined.
- Revenue Generation Projects - Improvements to and development of revenue generating facilities (campgrounds, marinas, group picnic shelters, etc.). Limited discretionary funds would be available.

Lastly, the funding alternatives also take into consideration the findings from the FM3 public opinion survey. The survey indicated an increase in taxes was supported by the public if it was in the range of $20-40 annually. There was support for a higher rate, but less so. Across the nation, a tax increase of $40-50 for parks and natural areas has been favorably supported by the voting public. The survey also indicated generally that the public favored traditional sources (property taxes) over new sources (utility fees/taxes). With that said, the survey respondents preferred taxes that they would not have to pay (transient room tax). The task force discounted this result because the amount of increase in the TRT would be too high to be acceptable to the hospitality industry creating substantial resistance

to the funding measure. Furthermore, there was consensus among the task force that any funding mechanism should be paid by residents throughout the county.

Funding Alternatives

Alternative A – $6 million Five-Year Local Option Levy with current CRT and TRT retained by Parks Division for Special Projects. Tax Rate = 16.57¢/$1000. Avg $200k home = $33.15/yr.

- Operations and Maintenance - $3.6m levy funds
- Deferred Maintenance - $2.0m levy funds
- Conservation - $300k levy funds
- Education - $100k levy funds
- Revenue Generation and Special Projects - $1.0m ($500k TRT funds and $500k CRT funds). Additional funding from Grants/Video Lottery/SDCs/Revenue Bonds. Project Examples:
    - Projects along the McKenzie River (Hatchery Repairs/Forest Glen/Eagle Rock)
    - *Rivers to Ridges – Trail implementation/acquisition
    - Improvements to and development of revenue generating facilities (campgrounds, marinas, group picnic shelters, etc.)

*Rivers to Ridges implementation is an example how new funding could be aligned with regional projects that support conservation, open space, and interconnected non-motorized trail systems.

Alternative B – $5.5 million Five-Year Local Option Levy with current CRT for deferred maintenance and TRT for Special Projects. Tax Rate = 15.2¢/$1000. Avg $200k home = $30.40/yr.

- Operations and Maintenance - $3.6m levy funds
- Deferred Maintenance - $1.5m levy funds; $500k CRT funds
- Conservation - $300k levy funds
- Education - $100k levy funds
- Revenue Generation and Special Projects - $500k TRT funds. Additional funding from Grants/Video Lottery/SDCs/Revenue Bonds. Project Examples:
    - Projects along the McKenzie River (Hatchery Repairs/Forest Glen/Eagle Rock)
    - *Rivers to Ridges – Trail implementation/acquisition
    - Improvements to and development of revenue generating facilities (campgrounds, marinas, group picnic shelters, etc.)

Alternative C – $4.6 million Five-Year Local Option Levy with current CRT and TRT retained by Parks Division for deferred maintenance with additional assistance from Solid Waste Disposal Fees. Tax Rate = 12.71¢/$1000. Avg $200k home = $25.42/yr.

- Operations and Maintenance - $3.6m levy funds
- Deferred Maintenance - $1.0m levy funds; $500k CRT; $500k TRT
- Conservation - $200k Solid Waste Fees
- Education - $100k Solid Waste Fees

- Revenue Generation and Special Projects – Amount unspecified dependent upon Grants/Video Lottery/SDCs/Revenue Bonds.

Under all three alternatives, staff would pursue, evaluate, and if feasible, implement agreements for operation and management of federal campgrounds within the eastern and southern portions of the county where the parks division currently has facilities (e.g. McKenzie River, Dorena Reservoir). This public/public partnership could lead to increased net funding from user fees and possibly RV License Fees. Staff would also prioritize development and improvement projects along the McKenzie River to re-develop parks and facilities damaged and/or destroyed by the Holiday Farm Fire.

Additionally, the division must utilize this five-year period to develop additional public awareness of the park system and the value it brings to the county. Marketing the park system will be essential along with keeping the community updated on the progress made on restoring our parks. These efforts will pay significant dividends on passage of the next levy and possibly instituting a long-term funding mechanism for county parks (e.g. County Service District; Utility Fee/Tax).

Recommendation:
None

Discussion:
The task force is asked to provide feedback on the alternatives presented and if possible, select and/or develop a different preferred alternative. With the information provided by the task force, we will develop a draft report that outlines the process we have gone through and provides recommended actions for the Parks Advisory Committee and the Board of County Commissioners to consider. The draft report will be reviewed by the task force in early-mid June.

Prior to the meeting, please take time to review minutes and staff reports from previous meetings and the results of the public opinion survey.

Lane County Parks Natural Areas Operations Report for March and April 2021 - Ed Alverson

-Holiday Farm Fire: removal of hazardous trees from Lane County Parks continued during March and April, both trees that are hazardous to the Hwy 126 ROW as well as hazard trees in the parks away from Hwy 126. Additional coordination is occurring with regular meetings with the Watershed Recovery Stakeholder Group, FEMA, and ODOT representatives. A subgroup of stakeholders has been working with the Marine Board to develop messaging for the public around river access and safety issues. Stakeholders have begun another group conversation about invasive plant species management and opportunities for collaboration. I coordinated the planting of native trees and shrubs in the riparian zone at Eagle Rock Park by Pure Water Partners.

-I made several site visits to Old McKenzie Hatchery Park to meet with representatives from the McKenzie River Discovery Center to discuss salvage of hazard and fire damaged trees in the park, as well as options for interpretive trails within the park that would feature the wildfire story.

-I made maps and marked wildflower patches in Armitage and Zumwalt Parks to delay mowing of native wildflowers until they have completed their growth cycle. I led a field trip to Armitage Park for the Native Plant Society of Oregon to view the wildflowers on April 14th.

-At HBRA we have contracted with Friends of Buford Park to implement BLM-funded fuels management projects during FY21, this fuels reduction work is ongoing. Additional related project planning at HBRA involves prescribed fire planning and preparations for additional work on the Ponderosa management unit habitat restoration project. I met with representatives from BPA, FBP, and Mt Pisgah Arboretum to coordinate and prioritize vegetation/invasives management projects within the BPA transmission line easements in 2021.

-I investigated COVID and other signage at City of Eugene trailheads to help inform HBRA stakeholder discussions about signage needs, which led to installation of large sandwich boards at the three main trailheads displaying the same mask messaging that the City of Eugene is using.

-I also coordinated with Lane County Public health to develop and install tick and Lyme disease educational signage for the three main trailhead kiosks at HBRA.

-Other partnership efforts: I participated in more or less weekly meetings of HBRA stakeholders to discuss social distancing in the park and other related Park operations topics. I attended the 3/2 and 4/13 Friends of Buford Park Trails Committee meetings. I participated in a Rivers to Ridges Implementation Team meeting on 4/22, Rivers to Ridges Prescribed Fire coordination (4/5 and 4/15), the Willamette Valley Recreation Providers meeting on 3/18, Public Works Quarterly Stormwater Committee meeting on 4/20, and the Parks Funding Task Force meeting on 3/25.

-Michelle Hunt and I met with the land owner adjacent to Bender Landing Park to discuss a possible agreement to build a trail on their property that would start at bender Landing and then follow along the bank of the North Fork Siuslaw River. Discussions are continuing with several other potential partners.