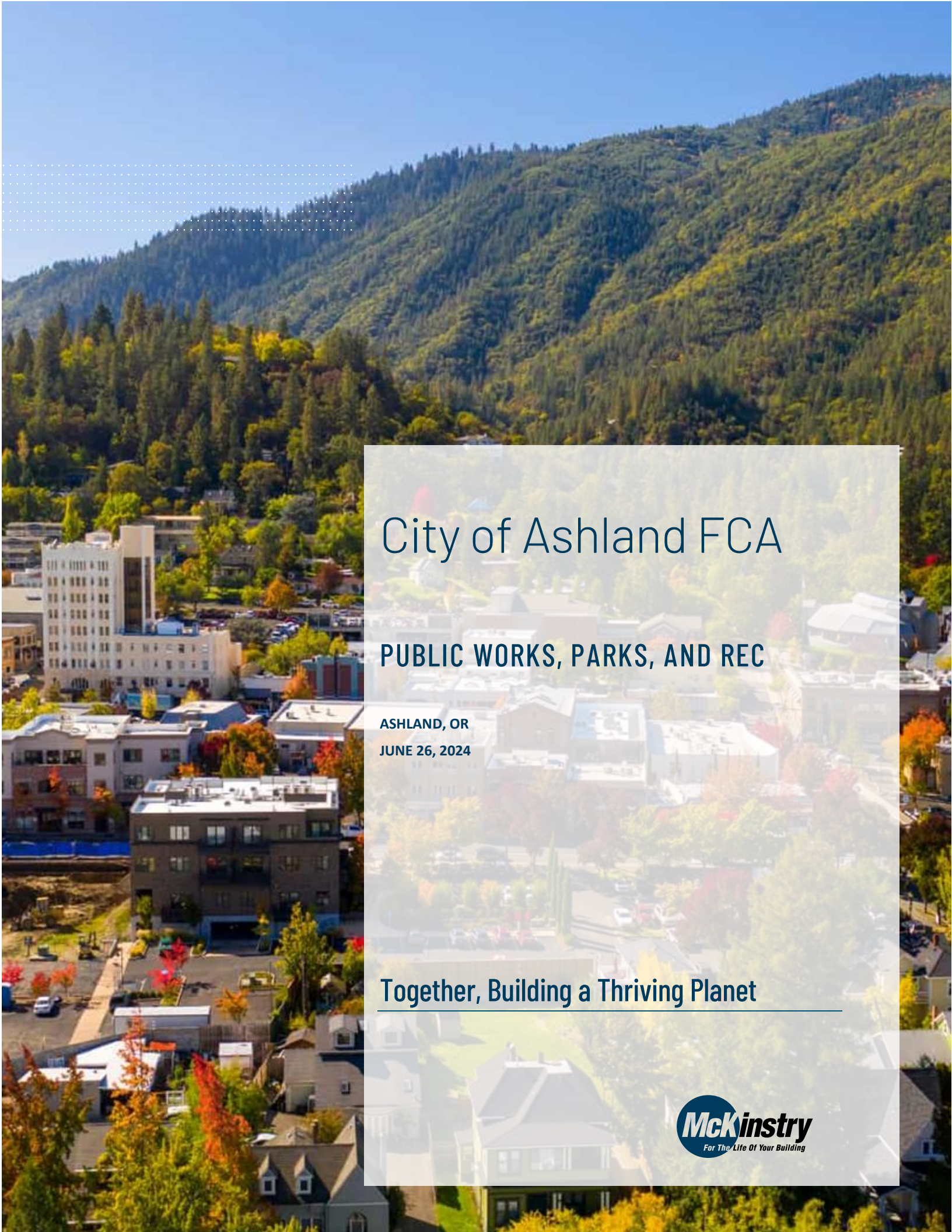

City of Ashland FCA

PUBLIC WORKS, PARKS, AND REC

ASHLAND, OR

JUNE 26, 2024

Together, Building a Thriving Planet

McKinstry
For The Life Of Your Building

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Section

1

Executive Summary

Executive Summary

PROJECT GOALS

The contents of this Summary Narrative Report present the results of the Facility Condition Assessment (FCA) performed at the request City of Ashland stakeholders, who intend to utilize the findings of this report to inform both capital and operating budgets, prioritize maintenance efforts, and optimize planning processes as replacements and upgrades of assets and facility systems become necessary in the future.

FACILITY LIST

The scope of the FCA project included assessments on the following buildings.

Table 2-1: Facility List

FACILITY NAME	AREA (SF)	YEAR(S) BUILT
ASHLAND CREEK PARK RR	401	2014
BRISCOE ELEMENTARY	32,289	1950, 1996
CALLE GUANAJUATO RESTROOMS	1,342	1970
CITY HALL	4,451	1889, 1913, 1970, 1990
COMMUNITY CENTER	4,289	1922
COMMUNITY DEVELOPMENT	20,748	1980, 2002
COUNCIL CHAMBERS/ COURTS	5,568	1980
DOG PARK RR	343	1990
FIRE STATION #1	12,964	2003
FIRE STATION #2	7,120	2020
GARDEN WAY PARK RR	280	1994
GARFIELD PARK RR NEAR SPLASH PAD	1,057	1992
GOLF DRIVING RANGE	1,715	1990
GOLF PRO SHOP	3,647	1990
HUNTER PARK RR	2,494	1974
HUNTER PARK-DANIEL MEYER POOL LOCKER ROOMS	5,506	1984
LITHIA PARK COTTON MEMORIAL RR	588	1993
LITHIA PARK ROOT MEMORIAL RR	679	1993
LITHIA PARK SHOPS	402	1990
LITHIA PARK STORAGE	4,052	1990
LITHIA PARK TENNIS COURT RR	598	1990
LITHIA PARKS MATERIALS & EQUIPMENT STORAGE	2,189	1998
N MOUNTAIN PARK BASEBALL BATTING CAGE & STORAGE	3,556	1994
N MOUNTAIN PARK BASEBALL CONCESSION STAND, RR, CLUBHOUSE	2,822	1990
N MOUNTAIN PARK NATURE CENTER BARN	1,010	1990
N MOUNTAIN PARK NATURE CENTER OFFICE	2,384	1990
N MOUNTAIN PARK SHOP, SOFTBALL CONCESSION STAND, RR, CLUBHOUSE	2,418	1994
N MOUNTAIN PARK SOFTBALL MATERIAL AND EQUIPMENT STORAGE	3,678	1994

Executive Summary

PARKS ADMIN OFFICE AKA THE CABIN	**1,568**	1984
PARKS ADMIN, AKA PARKS ANNEX AND PUBLIC RR	**1,422**	1995
PIONEER HALL	**2,860**	1900
POLICE DEPARTMENT	**9,770**	1980
RAILROAD PARK RR	**395**	1990
SENIOR CENTER	**4,396**	1998
SERVICE CENTER, WATER DISTRIBUTION	**20,426**	1984
SKATE PARK RR	**293**	1998
STREET/SHOP; STREET OPERATIONS, FLEET, FACILITIES	**6,380**	1980
SWIM RESERVOIR RR	**247**	1990
THE GROVE, PARKS & REC, UTILITY BILLING	**9,745**	1998

FACILITIES SUMMARY – PUBLIC WORKS

Starting with Briscoe Elementary, our assessment has highlighted concerns regarding aging fire alarm systems, HVAC units, plumbing, and electrical infrastructure. Recommendations include enhancements with ADA compliance, improvements to parking accessibility, and attention to building envelope maintenance and replacement.

Fire Station #1 and Fire Station #2, both face challenges with reprogramming/updating fire safety systems, aging HVAC equipment, plumbing issues, and lighting upgrades. Addressing ADA compliance, parking lot resurfacing, and building envelope maintenance are crucial steps to ensure operational readiness and safety.

Council Chambers and the Police Department also require attention to fire safety systems, HVAC equipment, plumbing, and lighting. Improvements in electrical infrastructure and ADA compliance are necessary to enhance functionality and safety.

Furthermore, Community Development, Calle Guanajuato Restrooms, and the Service Center/Water Distribution facility need upgrades to fire safety systems, HVAC equipment, plumbing, electrical systems, lighting, and ADA compliance. In addition to parking lot resurfacing and building envelope maintenance, City Hall Community Center should focus on enhancing fire safety systems, HVAC equipment, plumbing, electrical systems, and lighting.

At Parks Storage, the absence of fire alarm and suppression systems, coupled with improper fire extinguisher storage, poses significant safety risks. Urgent action is required to ensure compliance with fire safety regulations. Mechanical, plumbing, electrical, and lighting systems also need attention to enhance functionality and safety. Similarly, Pioneer Hall and the Community Center lack essential fire safety measures, adequate HVAC systems, and compliant ADA accommodations. Immediate installations and upgrades are necessary to ensure the safety and accessibility of these buildings.

By addressing these concerns comprehensively, Ashland can ensure the safety, functionality, and accessibility of its municipal buildings, ultimately contributing to the well-being and satisfaction of its residents and visitors. For specific details, please refer to individual reports.

Executive Summary

FACILITIES SUMMARY - PARKS

Currently, none of the park restrooms are equipped with fire alarm systems. While the focus on fire safety may not be as prominent in a public restroom compared to larger buildings, it's still important to address any safety deficiencies to ensure the well-being of occupants and visitors. This may include measures such as proper ventilation, emergency lighting, and compliance with relevant building codes and regulations. However, it's noteworthy that the Public Rest Room associated with the Parks Annex does have a dry system in place, enhancing fire safety measures. HVAC systems in all restrooms have surpassed their life expectancy, and water heaters and sump pumps also need replacement. Electrical systems are adequate, transitioning to LED lighting and integrating energy-efficient sensors is advised. ADA accommodations are satisfactory within the restrooms, but pathway assessments for accessibility and faucet upgrades are necessary.

Parking spaces meet ADA requirements, but parking lot resurfacing and door replacements are needed for enhanced accessibility and security. Additionally, aging roofing systems across various buildings require replacement, with the recommendation for metal roofing for longevity. Addressing these issues comprehensively is crucial for ensuring the safety, accessibility, and functionality of Ashland's park facilities.

As for the Golf Pro Shop, the Golf Cart Barn and the Golf Maintenance Shop, a lack of fire alarms was noted in the Maintenance shop, and installation is recommended. The majority of HVAC systems across these buildings are in need of replacement due to exceeding their industry expected life. Plumbing systems require only minimal attention for a water heater replacement, and electrical systems throughout are functional. Replacing all older lighting fixtures with LEDs is recommended to maximize energy savings. There was minimal weathering on the exteriors of each building, regular repair and repainting is recommended. ADA requirements are satisfactory for the entrances, restrooms, and where public parking is available, but the parking lot is approaching the end of its industry expected life and will soon require resurfacing.

The Hunter Park Daniel Meyer Pool Locker Rooms lacked a fire alarm system, the installation of which is recommended to ensure the safety of occupants. Most mechanical, HVAC and plumbing systems are within their industry expected life, with a few exceptions. Electrical systems throughout are functional, and replacing all older lighting fixtures with LEDs is recommended to maximize energy savings. ADA requirements are satisfactory for the entrances, restrooms, and available parking. The building envelope is primarily in fair condition, although several spots for the interior finish in the mechanical basement require attention.

Out of the Lithia Park Shop, Lithia Park Storage and Lithia Park Materials and Equipment Storage, fire alarms are recommended to increase occupant safety within the Lithia Park Materials and Equipment Storage building. The HVAC and plumbing systems across all buildings have exceeded their industry expected life. Electrical systems throughout are functional, and replacing all older lighting fixtures with LEDs is recommended to maximize energy savings. All buildings would require updates to be completely ADA compliant, particularly in the case of restrooms, as well as parking, as there are no ADA compliant spots where parking is available. The building exteriors were in poor condition from weathering, dry rot, and plant growth on and around the buildings, particularly the Lithia Park Storage roof that is damaged and due for replacement.

The North Mountain Park Buildings included the Baseball Concession Stand, Clubhouse and Restroom, the Baseball Batting Cage and Storage, the Softball Concession Stand, Clubhouse and Restroom, and the Softball Material and Equipment Storage. None of these buildings are equipped with fire alarm systems, which are recommended to ensure the safety of occupants. The HVAC and plumbing systems across all buildings have surpassed their useful life expectancy and require replacement. Electrical systems throughout are functional,

and replacing all older lighting fixtures with LEDs is recommended to maximize energy savings. Most buildings were ADA compliant except for the Batting Cage and Storage not having an accessible main or alternative entrance. The parking lots lack appropriate ADA signage at spots and the paint is in poor condition. The roofs of all buildings are recommended for replacement due to age and some dry rot on the corners of roof fascia.

The Nature Center Office and Barn were in fair condition overall, the Nature Center Office possesses a fire alarm system, and the Barn did not have any HVAC, plumbing, electrical or lighting systems. The HVAC and plumbing systems in the Nature Center Office have surpassed their useful life expectancy and require replacement. Electrical systems throughout are functional, and replacing all older lighting fixtures with LEDs is recommended to maximize energy savings. Both buildings would require upgrades to their entrances and accessible routes to be ADA compliant, and appropriate ADA signage in the parking lot is recommended. The parking lot, asphalt shingle roof, and flat roof of the Nature Center Office have reached their industry expected life.

The Parks Administrative Office, also known as the Cabin, has a dry sprinkler system located in an adjacent building, but all its HVAC and electrical systems have reached the end of their industry expected life. Replacing all older lighting fixtures with LEDs is recommended to maximize energy savings. The ADA accommodations of the building are satisfactory, but the parking lot, especially the ADA spots, has severe moss growth in shaded areas and large cracks from tree roots are also present. Most envelope components are in fair condition, but the asphalt shingle roof and windows have exceeded their industry expected life.

The Senior Center does not have a fire alarm system, which is recommended to ensure the safety of occupants. The majority of HVAC and plumbing systems within the building have exceeded their industry expected life, with a couple exceptions. Electrical systems throughout are functional, and replacing all older lighting fixtures with LEDs is recommended to maximize energy savings. While ADA accommodations within the building are satisfactory except for appropriate signage of restrooms, the available ADA parking lacks van accessible spots and access aisles; an additional curb ramp would also increase accessibility to the building. The building envelope is in fair condition, with the wood siding requiring minimal attention and repair, but the roof has reached the end of its useful industry life.

Executive Summary

Figure 2-1: City of Ashland Portfolio

CRITICAL ASSESSMENT SUMMARY

The following issues are recommended to be considered:

1. Roofing systems will need replacement across multiple buildings.
2. Plan for repair/replacement of HVAC systems, particularly at City Hall and Fire Station #1.
3. Replacement or reprogramming of fire alarm systems, Briscoe Elementary, Community Development, Fire Station #1, The Grove.
4. Replacement of Briscoe Elementary Main Power Distribution.
5. The exterior metal doors at the Hunter Park Restroom that were damaged from forced entry will need replacement.
6. The HVAC systems in the majority of Parks Buildings will need replacement.
7. Replacements of parking lots for the Golf Pro Shop, Hunter Park Restroom, North Mountain Park Baseball Concession Stand, Restroom and Clubhouse, and the Nature Center Office.

Executive Summary

Replacement costs associated with the Annual Capital Expenditure table are in constant 2024 dollars and do not include any inflation or discount. Building systems outside of the scope of this assessment are not included; any costs to correct deficiencies in those systems are in addition to the costs presented here.

Table 2-2: 5-Year Annual Capital Expenditure by Equipment Type

Building	Equipment Type	Qty./Size	Total Years 1-5
Ashland Creek Park Restroom	Unit Heater	1	$3,090
Briscoe Elementary	Roofing	3300 SqFt	$618,970
Briscoe Elementary	Fuel Fired Boiler	1	$165,860
Briscoe Elementary	Exterior Doors	19	$85,270
Briscoe Elementary	Roofing	2400 SqFt	$45,020
Briscoe Elementary	MDP	1000A	$24,020
City Hall	Roofing	4451 SqFt	$57,770
Community Development	Chiller Air Cooled	1	$137,290
Council Chambers/ Courts	Parking Lot	33000 SqFt	$251,840
Council Chambers/ Courts	Roofing	5568 SqFt	$65,150
Dog Park Restroom	Roofing	343 SqFt	$4,010
Dog Park Restroom	Unit Heater	1	$3,090
Dog Park Restroom	Exhaust Fan	2	$3,080
Dog Park Restroom	Water Heater	1	$830
Fire Station #1	Roofing	8700 SqFt	$112,920
Fire Station #1	Backup Generator	125 KW	$77,180
Garden Way Park Restroom	Roofing	280 SqFt	$3,280
Garden Way Park Restroom	Unit Heater	1	$2,470
Garfield Park Restroom	Roofing	1057 SqFt	$12,370
Garfield Park Restroom	Split System Ductless Unit	1	$6,180
Golf Maintenance and Restroom	Fuel Tank	1	$24,710
Golf Maintenance and Restroom	Unit Heater	1	$8,280
Golf Maintenance and Restroom	Exhaust Fan	3	$4,620
Golf Maintenance Shop	Air Compressor	1	$13,590

Golf Maintenance Shop	Water Heater	1	$11,860
Golf Maintenance Shop	Exhaust Fan	3	$4,620
Golf Pro Shop and Driving Range	Parking Lot	57000 SqFt	$435,000
Golf Pro Shop and Driving Range	Roofing	3647 SqFt	$42,680
Golf Pro Shop and Driving Range	Split System Condensing Unit	2	$37,640
Golf Pro Shop and Driving Range	Furnace	2	$11,880
Golf Pro Shop and Driving Range	Exhaust Fan	2	$3,080
Golf Pump House	Hydronic Pump	3	$83,090
Golf Pump House	Variable Frequency Drive	3	$25,170
Golf Pump House	Roofing	500 SqFt	$5,850
Golf Pump House	Unit Heater	1	$2,220
Golf Pump House	Exhaust Fan	1	$1,540
Hunter Park – Daniel Meyer Pool Locker Rooms	Water Heater	1	$11,860
Hunter Park – Daniel Meyer Pool Locker Rooms	Unit Heater	1	$2,470
Hunter Park Restroom	Parking Lot	54000	412,100
Hunter Park Restroom	Furnace	1	$4,7300
Hunter Park Restroom	Panelboard	3	$11,400
Hunter Park Restroom	Exhaust Fan	3	$4,620
Hunter Park Restroom	Exterior Metal Door		
Lithia Park Cotton Memorial Restroom	Furnace	1	$4,730
Lithia Park Material and Equipment Storage	Air Compressor	1	$13,590
Lithia Park Material and Equipment Storage	Split System Ductless Unit	1	$6,180
Lithia Park Material and Equipment Storage	Unit Heater	1	$3,460
Lithia Park Material and Equipment Storage	Water Heater	1	$2,080
Lithia Park Playground Restroom	Roofing	1161 SqFt	$13,590
Lithia Park Playground Restroom	Exhaust Fan	2	$3,080

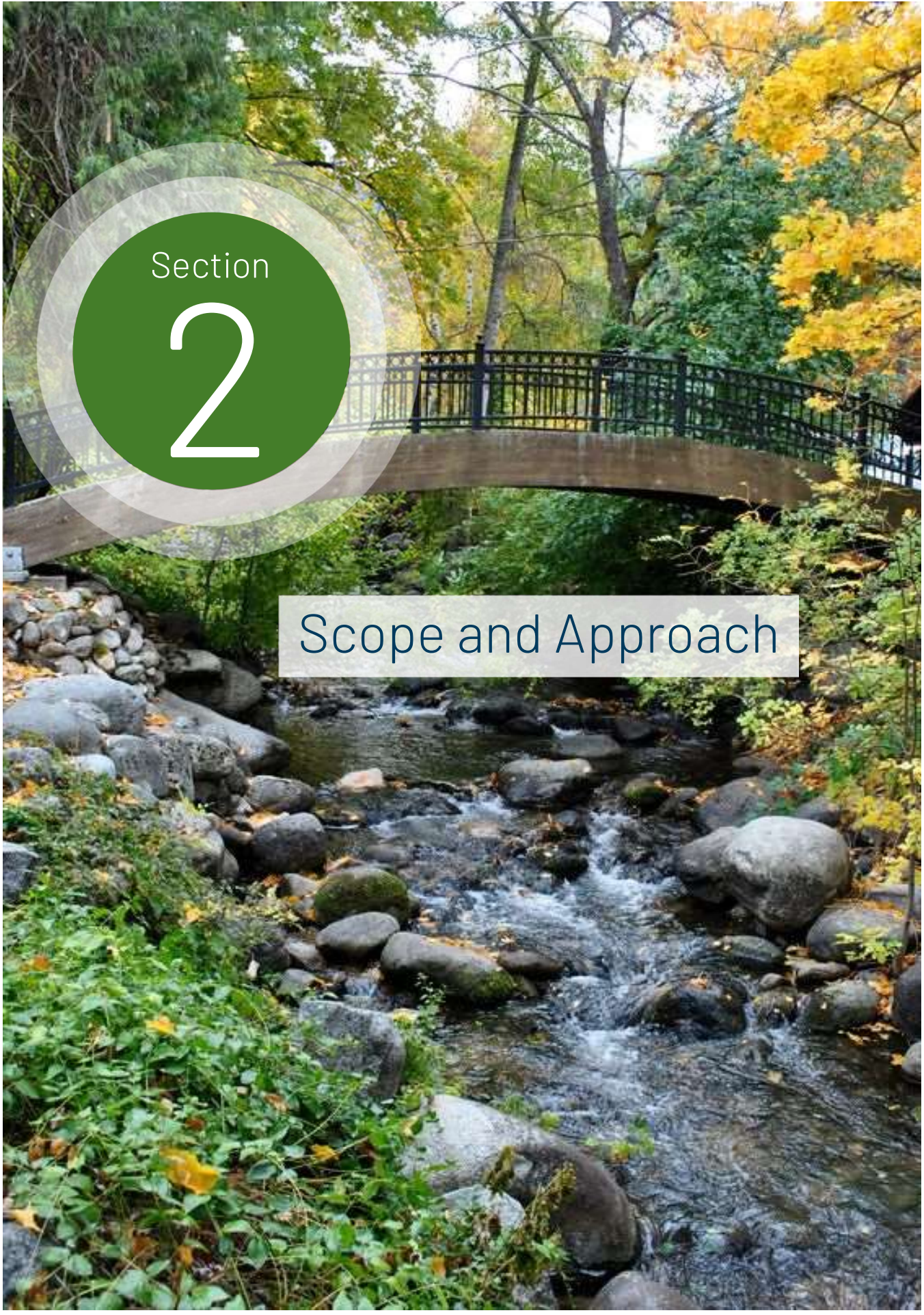
Lithia Park Playground Restroom	Unit Heater	1	$2,220
Lithia Park Root Memorial Restroom	Exhaust Fan	2	$3,080
Lithia Park Shops	Roofing	402 SqFt	$4,700
Lithia Park Storage	Roofing	4052 SqFt	$47,420
Lithia Park Storage	Air Compressor	1	$13,590
N Mountain Park Baseball Batting Cages and Storage	Roofing	3556 SqFt	$41,610
N Mountain Park Baseball Concession Stand, Restroom and Clubhouse	Parking Lot	60,000 SqFt	$457,890
N Mountain Park Baseball Concession Stand, Restroom and Clubhouse	Roofing	2822 SqFt	$33,020
N Mountain Park Baseball Concession Stand, Restroom and Clubhouse	Unit Heater	3	$6,660
N Mountain Park Baseball Concession Stand, Restroom and Clubhouse	Water Heater	1	$4,160
N Mountain Park Baseball Concession Stand, Restroom and Clubhouse	Exhaust Fan	2	$3,080
N Mountain Park Baseball Concession Stand, Restroom and Clubhouse	Expansion Tank	1	$2,400
N Mountain Park Nature Center Office	Split System Condensing Unit	3	$34,780
N Mountain Park Nature Center Office	Parking Lot	4500 SqFt	$34,340
N Mountain Park Nature Center Office	Roofing	2384 SqFt	$30,600
N Mountain Park Nature Center Office	Split System Ductless Unit	2	$12,360
N Mountain Park Nature Center Office	Exhaust Fan	2	$3,080
N Mountain Park Nature Center Office	Water Heater	1	$830
N Mountain Park Shop and Softball Concession Stand, Restroom and Clubhouse	Roofing	2418 SqFt	$28,290
N Mountain Park Shop and Softball Concession Stand, Restroom and Clubhouse	Unit Heater	3	$7,410

Executive Summary

N Mountain Park Shop and Softball Concession Stand, Restroom and Clubhouse	Water Heater	1	$4,160
N Mountain Park Shop and Softball Concession Stand, Restroom and Clubhouse	Exhaust Fan	2	$3,080
N Mountain Park Softball Material and Equipment Storage	Roofing	3678 SqFt	$43,040
N Mountain Park Softball Material and Equipment Storage	Split System Condensing Unit	1	$13,980
N Mountain Park Softball Material and Equipment Storage	Air Compressor	1	$13,590
N Mountain Park Softball Material and Equipment Storage	Split System Ductless Unit	2	$12,360
N Mountain Park Softball Material and Equipment Storage	Unit Heater	3	$7,410
N Mountain Park Softball Material and Equipment Storage	Exhaust Fan	3	$4,620
N Mountain Park Softball Material and Equipment Storage	Water Heater	1	$2,080
Parks Admin Office AKA the cabin	Roofing	1568 SqFt	$18,350
Parks Admin Office AKA the cabin	Split System Condensing Unit	1	$13,980
Parks Admin Office AKA the cabin	Split System Air Handling Unit	1	$12,680
Parks Admin Office AKA the cabin	Panelboard	1	$3,690
Parks Admin Office AKA the cabin	Radiant Baseboard Heating	2	$2,480
Parks Admin, AKA Parks Annex and Public Restroom	Roofing	1422 SqFt	$16,640
Parks Admin, AKA Parks Annex and Public Restroom	Split System Condensing Unit	1	$6,180
Parks Admin, AKA Parks Annex and Public Restroom	Water Heater	1	$830
Police Department	Parking Lot	22780 SqFt	$173,850
Police Department	Roofing	9770 SqFt	$114,330
Railroad Park RR	Roofing	395 SqFt	$4,620

Executive Summary

Railroad Park RR	Unit Heater	1	$2,220
Senior Center	Split System Condensing Unit	3	$44,370
Senior Center	Split System Ductless Unit	3	$15,440
Senior Center	Split System Air Handling Unit	1	$12,680
Senior Center	Exhaust Fan	4	$6,160
Skate Park Restroom	Roofing	293 SqFt	$3,430
Skate Park Restroom	Unit Heater	1	$2,220
Swim Reservoir Restroom	Unit Heater	2	$4,440
Upper Duck Pond Pump Station	Unit Heater	1	$2,220
Upper Duck Pond Pump Station	Exhaust Fan	1	$1,540
	Total:		$4,270,170



Section

2

Scope and Approach

Scope and Approach

SCOPE OF WORK

This Facility Condition Assessment involves a comprehensive visual inspection of the mechanical, electrical, and plumbing (MEP) equipment (including controls), foundations and flooring, siding, windows, insulation, lighting systems. The goal is to evaluate the current condition, identify visible issues, and gain an overall understanding of the facility's infrastructure through a non-intrusive, observational analysis without any invasive procedures or operational testing.

RATINGS, METHODS, AND SCORING

To allow Labor and Industries more flexibility in prioritizing capital planning efforts, McKinstry has developed the following metrics which assign various scores to each asset.

ASSET CONDITION

Condition ratings are presented for each asset as a score of 1 – 5. Scores are based on a visual inspection during the building evaluation period. A score of 1 signifies that the asset is in great, "like new" condition. A score of 2 indicates that the asset is in Good (2) condition. A score of 3 signifies that the asset is in the expected "average" condition based on function and the age of the asset. A score of 4 signifies that the asset is in poor condition, in need of repair, and will require replacement soon. A score of 5 signifies that the asset is in very poor or failed condition and needs imminent replacement.

SCORE	CONDITION ASSESSMENT
1	The asset is in great condition; no action is required.
2	The asset is in Good (2) condition, regular maintenance expected.
3	The asset is in the expected condition, regular replacement/maintenance is expected.
4	The asset is in poor condition, well past useful service life and/or maintenance/replacement is recommended soon.
5	The asset is in very poor condition; urgent replacement is needed.

BUILDING IMPACT OF FAILURE

Building Impact of Failure scores is presented for each asset on a scale of 1 – 5. This metric considers occupant comfort as well as health and safety risks associated with the equipment if it were to fail. For example, if an air handler serving a critical space in the building fails, and there is no backup unit to serve the space, the asset may receive a score of 5, indicating a potential severe Impact. If an air handler fails that serves a common area, and there is a backup unit present, the asset may receive an Impact of Failure score of 3, signifying a moderate impact to the occupants and/or overall capability of the building able to conduct business. A Building Impact Failure score of 1 will be assigned to an asset that serves a typically unoccupied area (such as a mechanical room or basement corridor) such that if it were to fail, the asset would not have a significant impact on the building, occupants, or the ability for the building to continue to conduct business.

SCORE	BUILDING IMPACT OF FAILURE SCORE
1	Failure poses no significant impact.
2	Failure poses a low impact.
3	Failure poses a moderate impact The asset serves non-critical area or has backup.
4	Failure poses high impact.
5	Failure poses severe impact. Asset serves critical area and has no backup.

INDUSTRY LIFE EXPECTANCY

The designed life expectancy for a given asset is determined using a combination of widely accepted industry standards including the American Society of Heating, Refrigerating, and Air-Conditioning (ASHRAE), and the Building Owners and Managers Association (BOMA), as well as a manufacturers' database of equipment life expectancies. This value is expressed in number of years.

OBSERVED REMAINING LIFE

The Observed Remaining Life is also expressed in number of years and takes into consideration the function and operating environment of the asset, as well as a determination based on a visual inspection of the asset. The Observed Remaining Life value may vary from the Design Life value. For example, a secondary heat exchanger that has been well maintained may have an Observed Remaining Life that is greater than the expected Design Life. Likewise, a primary chilled water pump that has not been well maintained, and shows visual signs of premature wear and tear, may have an Observed Remaining Life that is less than the expected Design Life.

COST ESTIMATING

Each asset receives an Estimated Replacement Cost, presented in dollars. The Estimated Replacement Cost includes both the material cost of the asset and the installation of that asset. This information is intended to assist in the prioritization and resource allocation associated with maintenance and capital replacement projects. Cost estimates are determined using specific characteristics of each asset (tonnage, motor size, capacity, etc.) along with one of several cost information data sets. These data sets include industry standards, RS Means (a construction estimating database), and data sourced through McKinstry's construction division. Additionally, site-specific construction and equipment invoices have been utilized as available. **It is important to note that the Estimated Replacement Cost given to a component or system is for standard replacement only.**

DATA-DRIVEN MAINTENANCE APPROACH

Included with the submission of this report is the FCA Data Collection Workbook, which includes all data collected for each asset. The workbook can be used to quickly sort through equipment and prioritize maintenance and replacement efforts. Additional observations and equipment details are provided within the workbook for each asset. Each asset is classified according to the building system, size, capacity, and other standards, as well as ratings of current condition and impact of failure. Such organization and classification facilitate searching and sorting the data for maintenance and replacement priorities.

As each of the components identified in the workbook is repaired or replaced, the information can be revised to reflect the new conditions. Remaining useful life values can also be manually iterated one year from the assessment date to reflect fewer remaining years of life. Assets no longer in service can be removed from the list. Similarly, assets that have been newly installed can be added to the list. Following the impact guidelines, relative priority can be calculated for these assets

Section

3

Condition Assessments

Condition Assessments

PUBLIC WORKS, PARKS, AND REC

Public Works

Airport/FBO Terminal Building

Black Swan Theater

Brisco Elementary School

Calle Guanajuato Restrooms

City Hall

Community Center

Community Development

Council Chambers and Courts

Fire Station #1

Fire Station #2

Parks Storage

Pioneer Hall

Police Station

Service Center and Water Distribution

Shakespeare Admin Building

Street/Shop, Street Operations, Fleet Facilities

The Grove

Parks and Recreation

Golf Pro Shop, Maintenance Shop, and Golf Cart Barn

Hunter Park – Daniel Meyer Pool Locker Rooms

Lift and Pump Stations

Lithia Park Shop and Storage Buildings

Nature Center Office

North Mountain Park Nature Center Barn

North Mountain Park Buildings

Parks Admin Building – The Cabin

Parks Restrooms

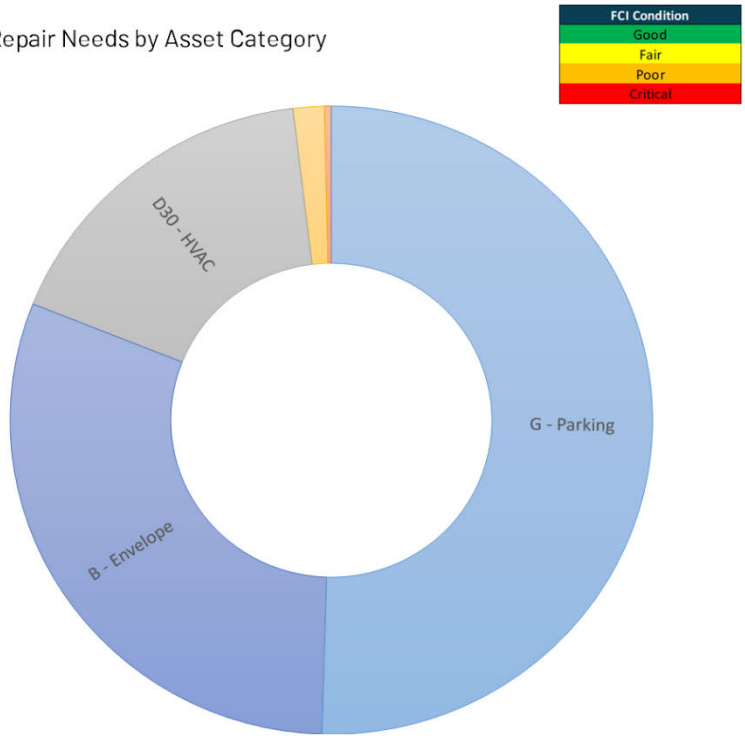
Senior Center

Facility Category: Public Works
Facility Age (Yrs): 57
Year Built: 1967
Total Square Footage: 6,700
Date(s) of Assessment: 6/4/2024

Airport/FBO Terminal Building
403 Dead Indian Memorial Rd, Ashland, OR.

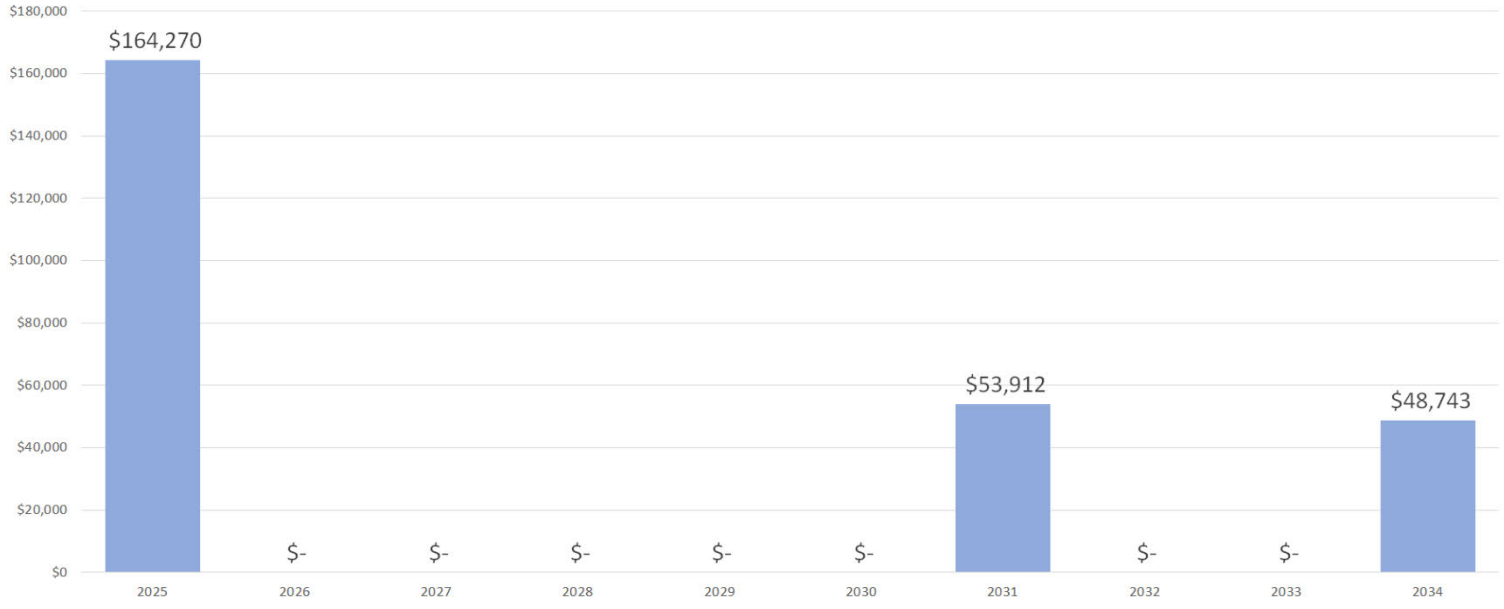
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
14	3.4	10.1	$266,925	$4,020,000	0.04

10-Year Capital Replacement and Repair Needs by Asset Category

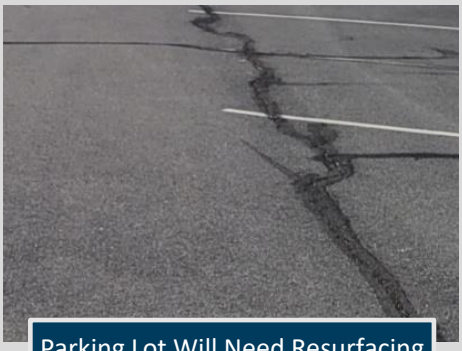


Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$0
B - Envelope	$72,120
D10 - Conveying	$0
D20 - Plumbing	$830
D30 - HVAC	$40,230
D40 - Fire Protection	$0
D50 - Electrical	$3,690
G - Parking	$119,050
TOTAL:	**$235,920**

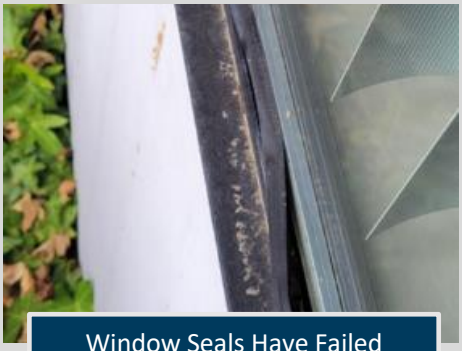
Annual Projected Capital Replacement and Repair Needs



FCA Scope of Work in Summary



Parking Lot Will Need Resurfacing



Window Seals Have Failed

Door Knobs Should Be Replaced With Door Levers

Scupper Drains Are Clogged

Fire, Life, Safety

There are currently no fire alarm or fire suppression systems in place. It is strongly advised to install fire extinguishers and battery-operated smoke detectors for safety measures.

Mechanical & HVAC

The Rooftop Unit, installed in 2013, meets the building's requirements adequately. However, there is slight damage to the coil fins, and the unit is expected to reach the end of its useful life in 4 years.

Plumbing

A single electric water heater, with a capacity of only 6 gallons, is currently installed. However, it has exceeded its useful life. It is advisable to replace it with a tankless system.

Electrical

The power distribution systems currently meet the building's requirements satisfactorily. However, in the event of increased load requirements, it is recommended to consider upgrading the system.

Lighting Systems

The lighting systems in the building vary in technology and condition, with some fixtures requiring upgrades to enhance energy efficiency and performance. While LED lighting is employed in certain areas, others still utilize outdated technologies like CFL and T8 Fluorescent tubes. It is advised to replace these fixtures with LEDs for improved efficiency and performance.

ADA

Sinks have appropriate plumbing protections; however, doorknobs need to be substituted with door levers. Additionally, signage is lacking at inaccessible entrances to direct individuals to accessible entrances.

Parking

The parking lot currently meets the needs of the occupants adequately; however, resurfacing is recommended.

Building Envelope

The building envelope is deemed adequate considering its age; however, the windows are significantly past their useful life and should be planned for replacement. Additionally, both the thermoplastic roofing and asphalt mansard roofing have exceeded their useful life and should be scheduled for replacement.

Facility Category: Arts
Facility Age (Yrs): 114
Year Built: 1910
Total Square Footage: 8,725
Date(s) of Assessment: 6/4/2024

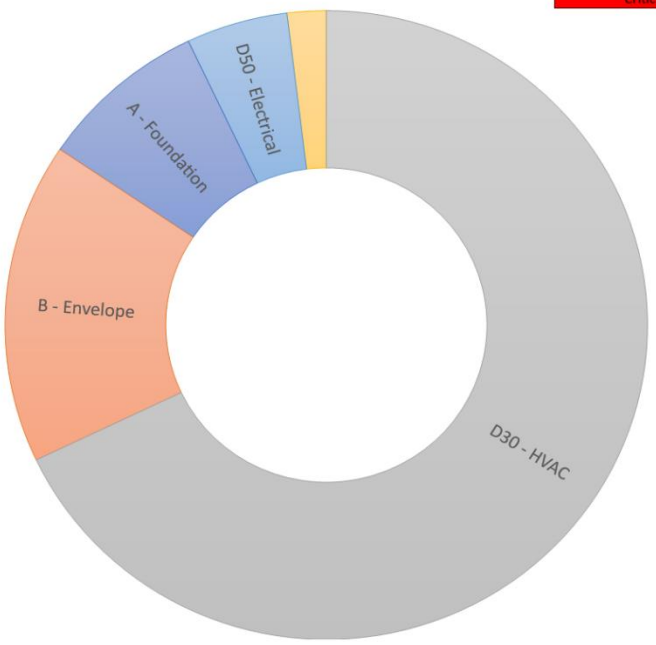
Black Swan Theatre
15 S Pioneer St. , Ashland, OR.

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
27	3.8	3.1	$1,023,777	$5,671,300	0.14

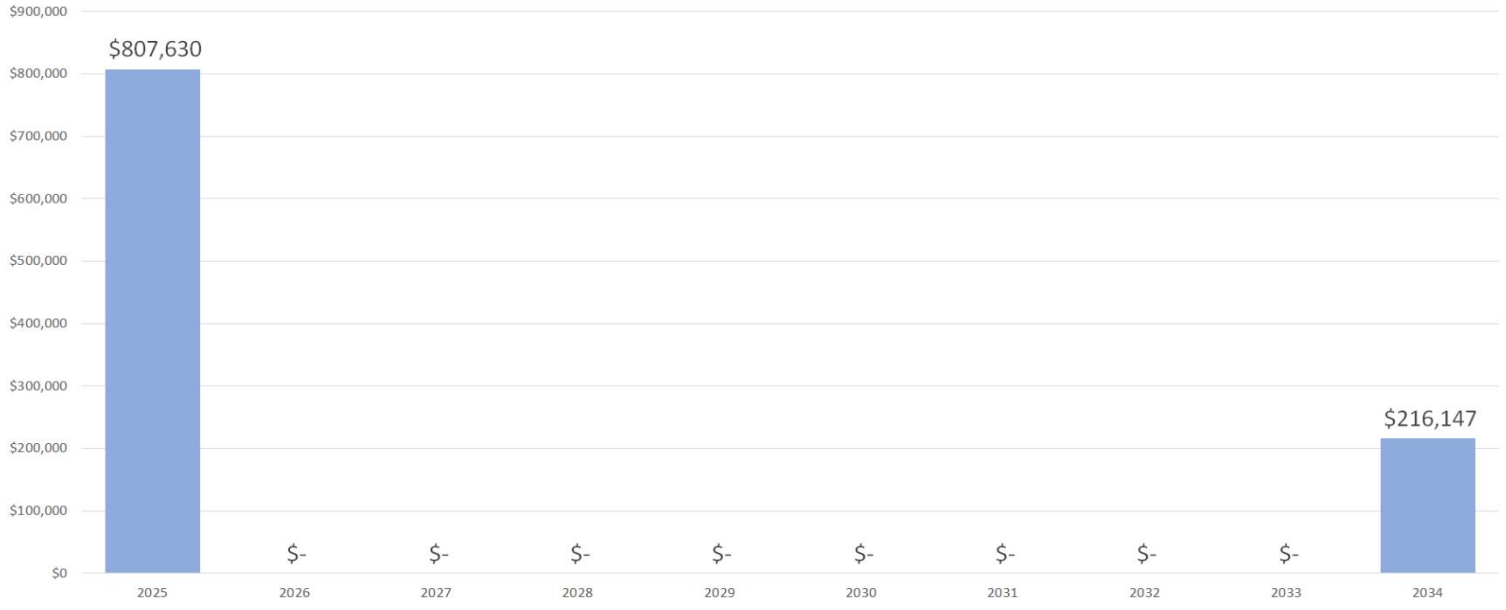
10-Year Capital Replacement and Repair Needs by Asset Category

FCI Condition
Good
Fair
Poor
Critical

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$80,440
B - Envelope	$156,200
D10 - Conveying	$0
D20 - Plumbing	$0
D30 - HVAC	$643,370
D40 - Fire Protection	$18,590
D50 - Electrical	$48,360
G - Parking	$0
TOTAL:	**$946,960**



Annual Projected Capital Replacement and Repair Needs



Flashing Damaged at Grade Level

Roofing Past Useful Life

Sink Missing ADA Protections

Door KNobs Should be Replaced With Door Levers

Fire, Life, Safety

The wet system is installed and routinely tested to maintain its functionality. Additionally, fire extinguishers are strategically positioned throughout the area for immediate access in case of emergencies.

Mechanical & HVAC

The mechanical and HVAC inventory encompasses a variety of units, ranging from air handling units to condensing and rooftop units, with a history spanning several decades. Notable entries include a condensing unit dating back to 1976, boasting a 3-ton rating, alongside multiple units from the 1990s and early 2000s utilizing R22 refrigerant. These include a 1995 1-ton condensing unit, a 1998 3-ton rooftop unit, and a 2002 4-ton condensing unit. Additionally, a rooftop unit from 1993 with a 7.5-ton capacity is documented. All these units have surpassed their expected lifespan and should be prioritized for replacement.

Plumbing

The plumbing system includes a 5-gallon water heater situated in the ceiling above the attic, but unfortunately, access to it is currently unattainable.

Electrical

The electrical power distribution systems presently fulfill the building's requirements adequately. However, they have exceeded their intended lifespan and warrant upgrading.

Lighting Systems

The lighting systems throughout the building exhibit a range of technologies and conditions, with certain fixtures in need of upgrades to bolster energy efficiency and functionality. Although LED lighting is utilized in select areas, others continue to rely on outdated technologies such as CFL and T8 Fluorescent tubes. It is recommended to replace these fixtures with LEDs to optimize efficiency and performance.

ADA

While most areas feature suitable accommodations, the current doorknobs need to be replaced with door levers to ensure accessibility. Furthermore, there is a deficiency in signage at inaccessible entrances, necessitating the installation of signage to direct individuals to accessible entry points.

Parking

Though street parking is provided for public use, limited accessibility to the building from these spaces poses challenges for visitors. Improvements to parking accessibility are required to better cater to individuals with disabilities and enhance overall convenience.

Building Envelope

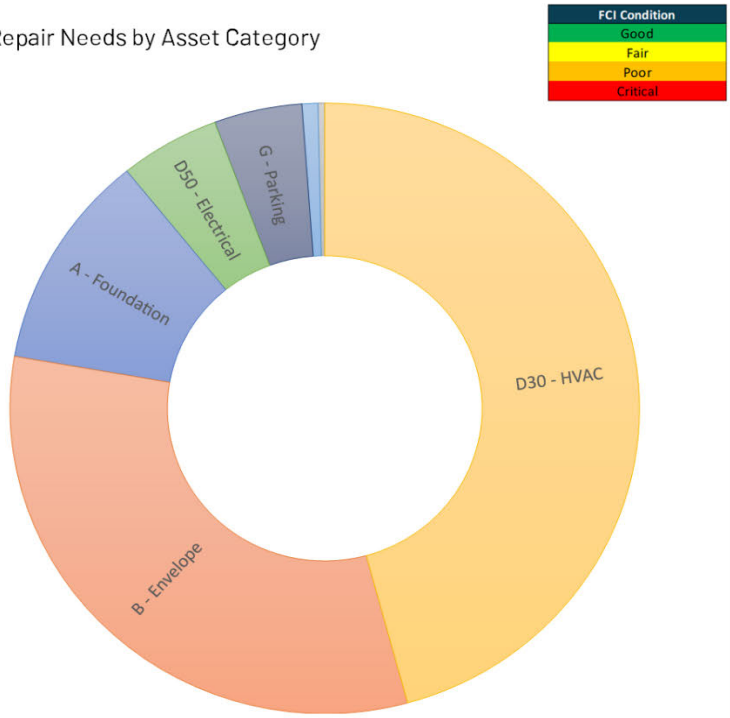
While the building envelope is considered adequate given its age, the windows have surpassed their useful lifespan and should be earmarked for replacement. Furthermore, both the silver-coated roofing and asphalt roofing have exceeded their expected lifespan and should be scheduled for replacement.

Facility Category: Child Development
Facility Age (Yrs): 74
Year Built: 1950
Total Square Footage: 32,289
Date(s) of Assessment: 4/8/2024

Briscoe Elementary
265 N Main St, Ashland, OR 97520

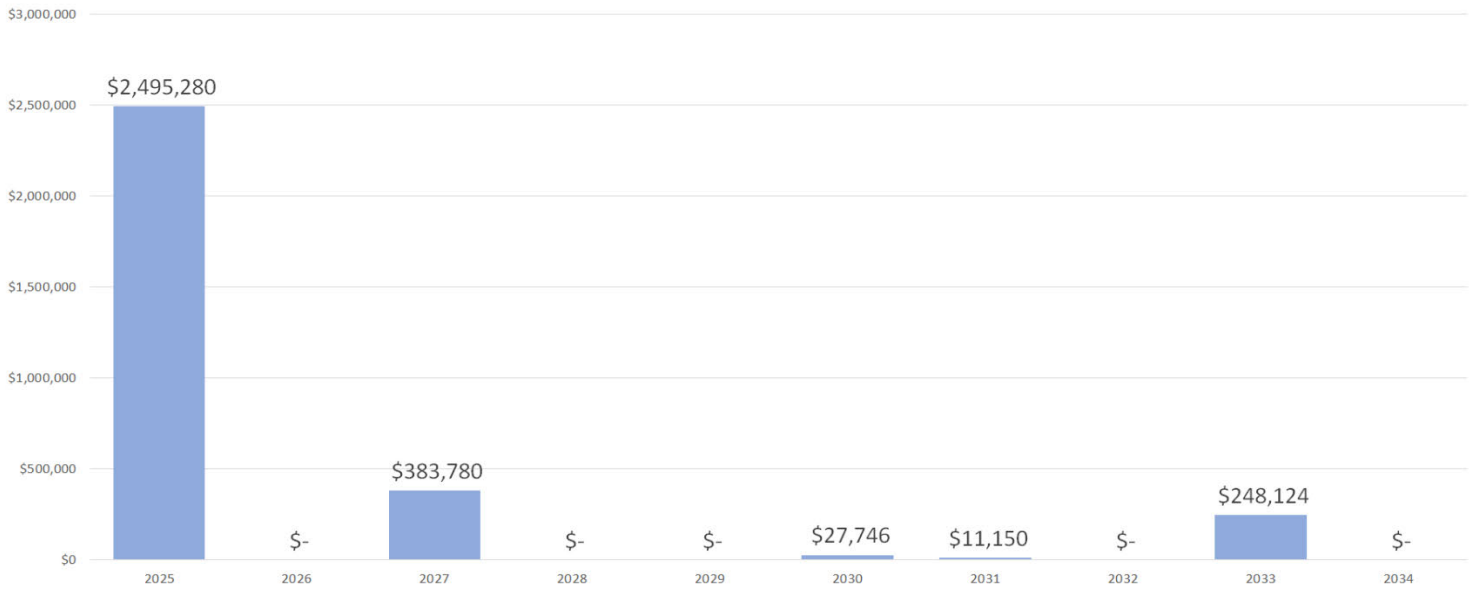
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
85	3.8	3.7	$3,166,080	$19,373,400	0.15

10-Year Capital Replacement and Repair Needs by Asset Category

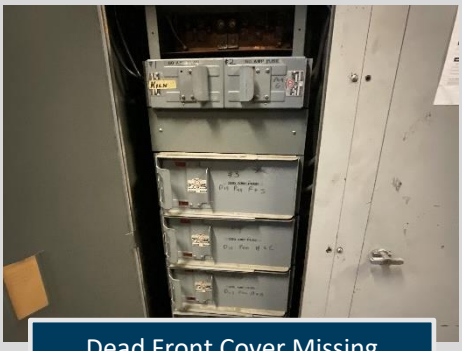


Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$348,100
B - Envelope	$972,360
D10 - Conveying	$0
D20 - Plumbing	$10,400
D30 - HVAC	$1,391,650
D40 - Fire Protection	$25,000
D50 - Electrical	$156,500
G - Parking	$137,370
TOTAL:	**$3,041,380**

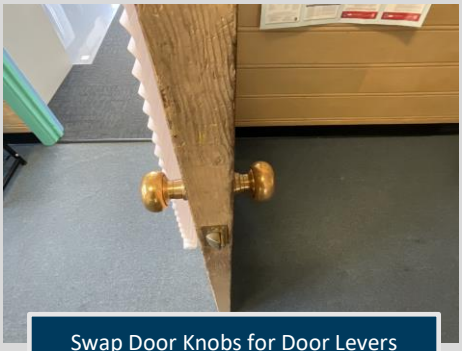
Annual Projected Capital Replacement and Repair Needs



FCA Scope of Work Summary

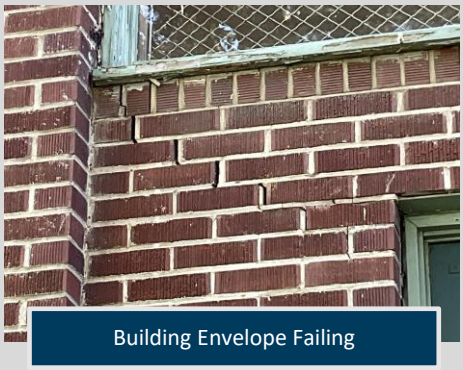


Dead Front Cover Missing



Swap Door Knobs for Door Levers

Combustible Material in Radiators



Building Envelope Failing

Fire, Life, Safety

The fire alarm system, installed in 1996 is beyond useful life. It is recommended to reprogram or replace the panel.

Mechanical & HVAC

Various mechanical and HVAC components within the building exhibit signs of wear and aging. Most of these systems, such as split system ductless units and energy recovery units, have surpassed their useful service life.

Plumbing

Plumbing systems, including water heaters and pumps, are generally in fair condition. While they function adequately for now, regular maintenance and eventual replacement are expected. However, one of the original gas-fired boilers, have reached the end of their service life and appear to be abandoned in place.

Electrical

The electrical infrastructure of the building, including panel boards and lighting systems, requires close monitoring and maintenance. While some components are still in good condition (score 2), the majority are original to the 1950s construction, and should be scheduled for replacement.

Lighting Systems

The lighting systems in the building are a mix of technologies. While certain areas have LED lighting, others still rely on older technologies like CFL and halogen. Overall, the condition of the lighting systems varies, with most rated at 4, indicating the need for maintenance or replacement soon to ensure optimal illumination and energy savings.

ADA

The ADA assessment reveals significant deficiencies, including the presence of doorknobs instead of levers, inaccessible main entrance, and missing signage. Recommendations include replacing doorknobs with levers, providing accessibility to the main entrance, and installing compliant signage to ensure equitable access for all occupants and visitors.

Parking

While street parking is available for the public, there are limitations, notably the lack of on-site parking and the absence of van accessible spaces. Enhancing parking facilities to align more closely with ADA standards will be essential to fostering an inclusive environment and meeting the diverse needs of building occupants and visitors.

Building Envelope

Original doors and windows dating back to the 1950s exhibit significant deterioration. Additionally, the northeast exterior wall of the gymnasium displays masonry failure, posing safety hazards and structural integrity concerns. Furthermore, the roofing system has surpassed its useful life, leading to pervasive leaks and moisture intrusion throughout the building.

Facility Category: Public Works
Facility Age (Yrs): 54
Year Built: 1970
Total Square Footage: 1,342
Date(s) of Assessment: 4/11/2024

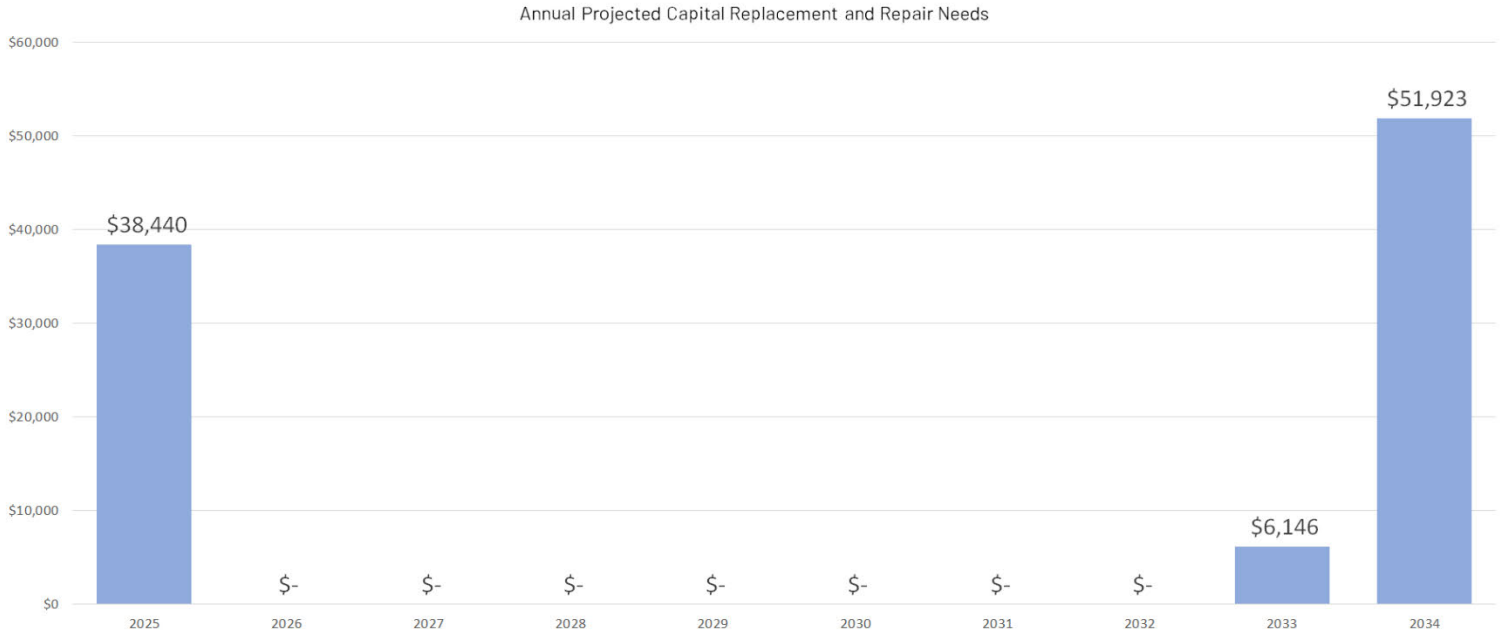
Calle Guanajuato Restrooms
51 Winburn Wy

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
13	3.4	8.1	$96,509	$805,200	0.05

10-Year Capital Replacement and Repair Needs by Asset Category

FCI Condition
Good
Fair
Poor
Critical

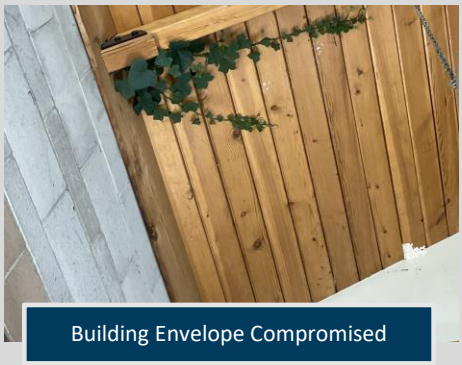
Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$0
B - Envelope	$28,470
D10 - Conveying	$0
D20 - Plumbing	$4,160
D30 - HVAC	$4,700
D40 - Fire Protection	$0
D50 - Electrical	$8,210
G - Parking	$30,530
TOTAL:	**$76,070**



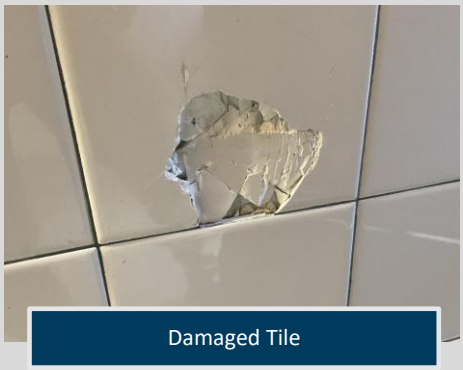
FCA Scope of Work Summary

Terminals Exposed

J-box Open Exposed Wires in Both Rest Rooms



Building Envelope Compromised



Damaged Tile

Fire, Life, Safety

No fire suppression or alarm system is present. While the focus on fire safety may not be as prominent in a public restroom compared to larger buildings, it's still important to address any safety deficiencies to ensure the well-being of occupants and visitors. This may include measures such as proper ventilation, emergency lighting, and compliance with relevant building codes and regulations.

Mechanical & HVAC

Ventilation and heating within the building may meet the immediate needs. However, ongoing evaluation and maintenance are necessary to ensure optimal functionality and efficiency of the heating system, thereby promoting comfort and safety for users of the facility.

Plumbing

While the plumbing systems are deemed adequate, attention should be directed towards planning the replacement of the hot water heater with a tankless unit once it exceeds its useful life. This proactive approach will ensure continuous access to hot water and minimize disruptions to restroom facilities.

Electrical

The current Panelboard remains. However, it is lacking terminal protection. Instead of proper shielding, duct tape has been used to conceal the missing breaker, creating significant electrical hazards. Additionally, Junction Boxes have been forcibly opened, leaving wires exposed. Immediate intervention is imperative to address these issues and ensure the safety of restroom facility users.

Lighting Systems

T-18 tubes are the primary source of illumination. Recommending the installation of LED lighting fixtures will not only enhance energy efficiency but also improve illumination levels and longevity, contributing to a safer and more sustainable environment.

ADA

The building satisfies ADA requirements, demonstrating its dedication to ADA compliance and fostering an inclusive environment where everyone can engage fully and autonomously.

Parking

ADA parking is available. However, only one space is accessible. Improving accessibility and ensuring adequate provisions for accessible parking, will enhance convenience and safety for all visitors utilizing the restroom facility. The parking area is showing signs of wear and should be scheduled for re-sealing.

Building Envelope

The building's CMU construction and metal roofing provide durability; however, the presence of plant life penetrating the roofline and entering the building signifies potential vulnerabilities in the building envelope. Remedial action is recommended to address roof maintenance and prevent further ingress of plant life, thereby preserving the integrity and safety of the restroom facility.

Facility Category: Public Services
Facility Age (Yrs): 135
Year Built: 1889
Total Square Footage: 4,451
Date(s) of Assessment: 4/9/2024

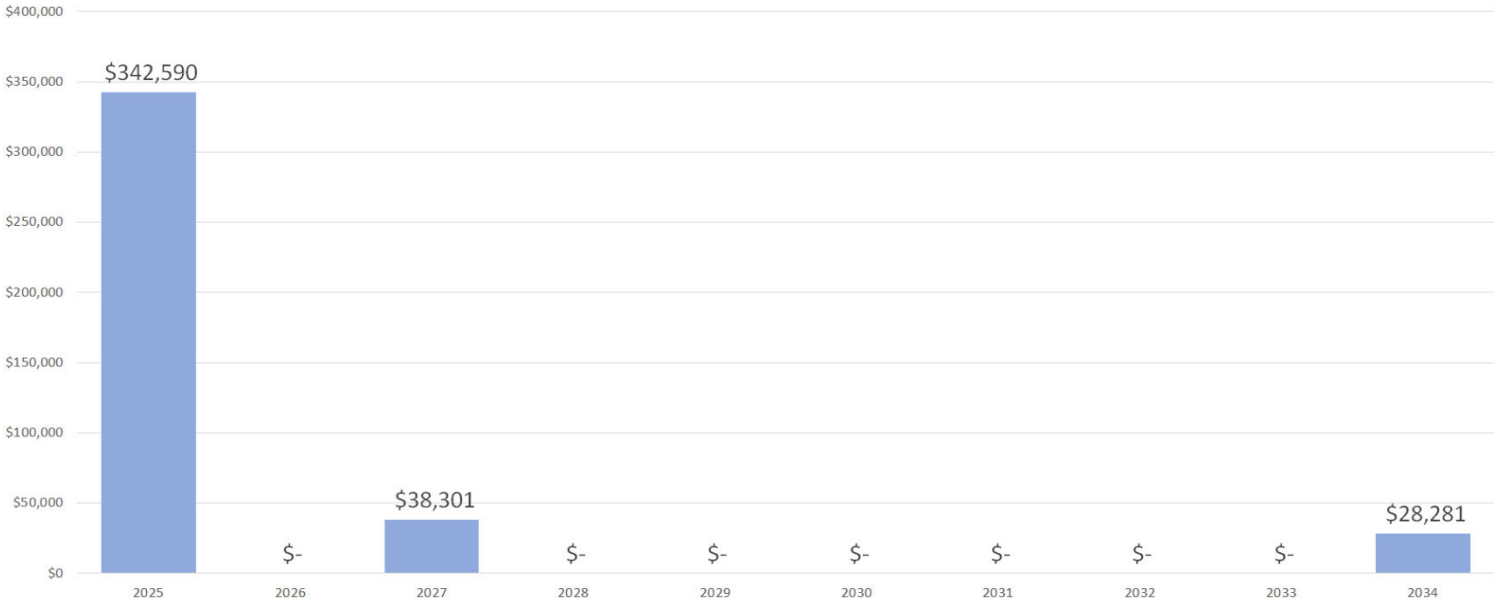
City Hall
20 E Main St, Ashland, OR 97520

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
22	3.7	5.2	$409,172	$2,670,600	0.14

10-Year Capital Replacement and Repair Needs by Asset Category

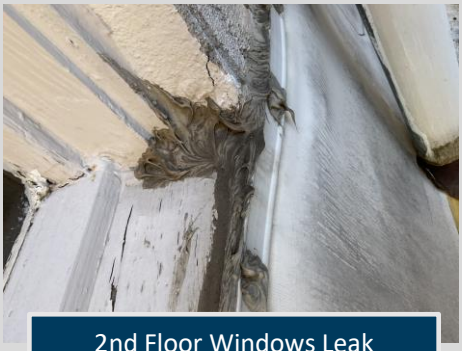
Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$46,950
B - Envelope	$173,510
D10 - Conveying	$0
D20 - Plumbing	$3,120
D30 - HVAC	$127,750
D40 - Fire Protection	$9,490
D50 - Electrical	$34,740
G - Parking	$0
TOTAL:	**$395,560**

Annual Projected Capital Replacement and Repair Needs

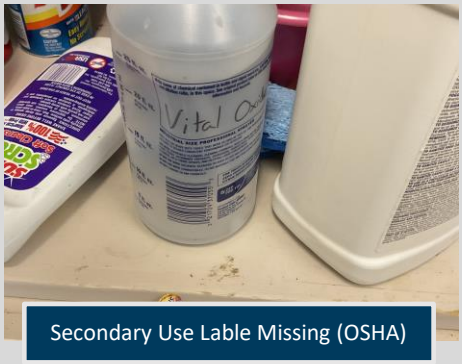


FCA Scope of Work Summary

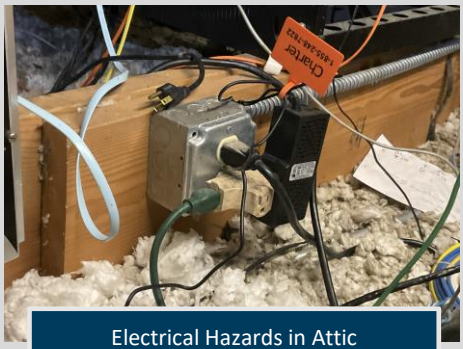
Brickwork & Mortor Deteriorated



2nd Floor Windows Leak



Secondary Use Lable Missing (OSHA)



Electrical Hazards in Attic

Fire, Life, Safety

Although a fire sprinkler system was installed in 1997 and is regularly inspected, the absence of a fire alarm system poses a significant concern. However, fire extinguishers are appropriately placed throughout the building, ensuring immediate response capabilities.

Mechanical & HVAC

All HVAC equipment has surpassed its useful life expectancy, and the use of R22 refrigerant presents environmental and efficiency issues. Urgent upgrades or replacements are necessary to ensure optimal functionality and compliance with modern standards.

Plumbing

The water heater installed in 2010 is past useful life. We strongly advise replacing it with a tankless unit and relocating it to the janitor's closet to improve efficiency and safety.

Electrical

The panelboards are acceptable, However, the generator installed in 1997 exhibiting deterioration. Additionally, the accumulation of leaves around the generator enclosure poses a potential fire hazard. Immediate action is imperative to address these issues to prevent any catastrophic incidents.

Lighting Systems

The lighting systems within the building vary in technology and condition, with some fixtures requiring upgrades for enhanced energy efficiency and performance. While LED lighting is present in certain areas, others still rely on outdated technologies like CFL and halogen. Maintenance or replacement is advised to ensure consistent illumination and energy conservation.

ADA

Ada requirements are met for accessibility.

Parking

While street parking is available for the public, limited access to the building from these spaces presents challenges for visitors. Improvements to parking accessibility are necessary to accommodate individuals with disabilities and enhance overall convenience.

Building Envelope

The building envelope exhibits significant structural deficiencies, including failures in the brickwork and mortar. Additionally, the roofing has exceeded its useful life, and windows installed across different decades require attention. Comprehensive repairs and replacements are essential to maintain the integrity and functionality of the building envelope.

Facility Category: Public Works
Facility Age (Yrs): 102
Year Built: 1922
Total Square Footage: 4,289
Date(s) of Assessment: 4/11/2024

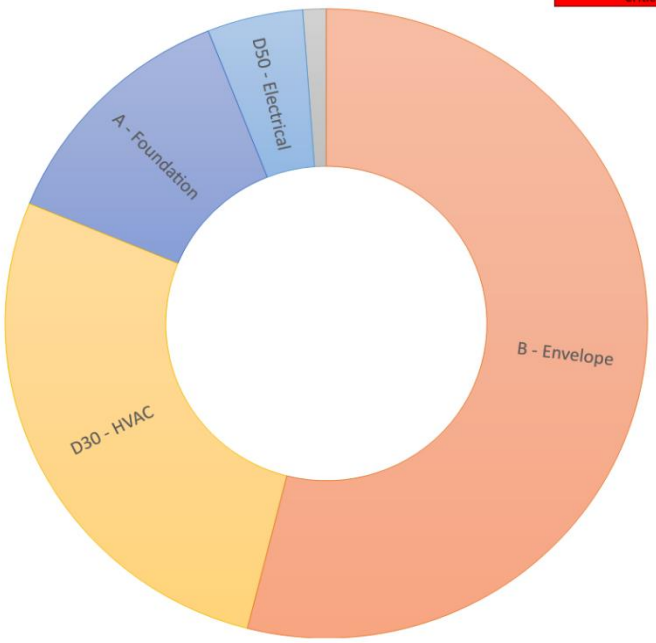
Community Center
51 Winburn Way, Ashland, OR 97520

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
15	4.0	2.0	$399,664	$2,573,400	0.11

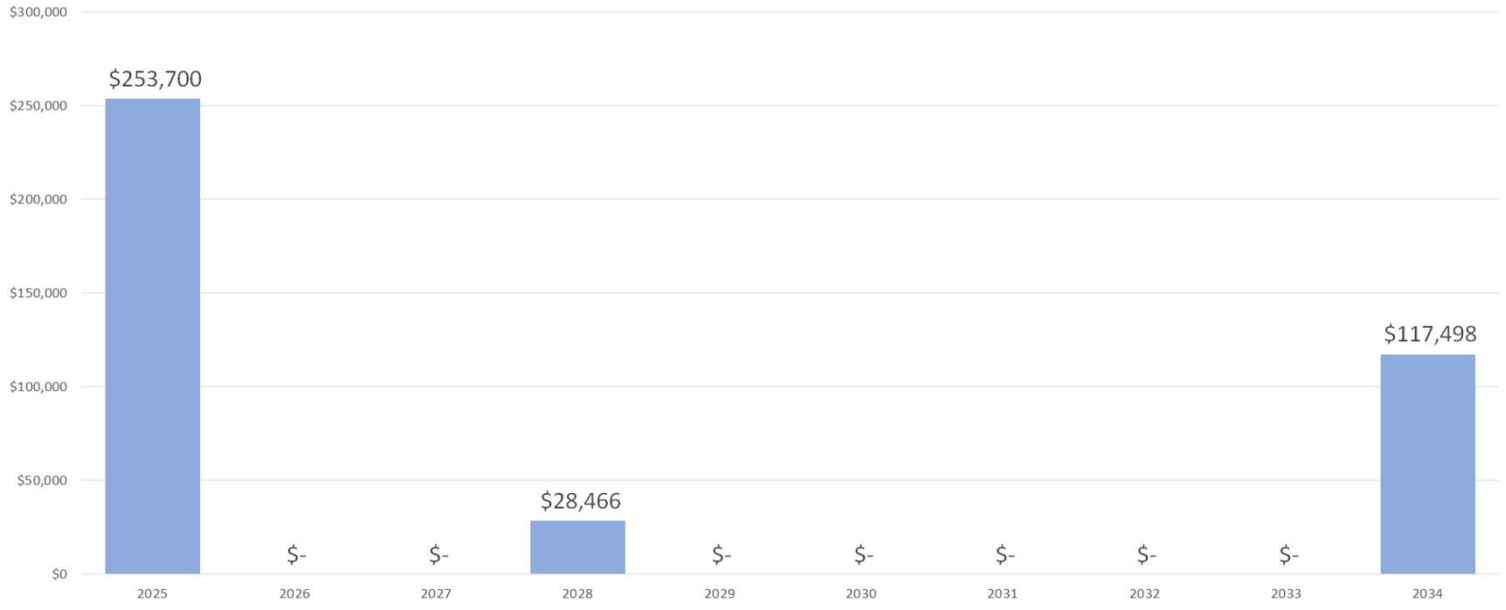
10-Year Capital Replacement and Repair Needs by Asset Category

FCI Condition
Good
Fair
Poor
Critical

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$45,240
B - Envelope	$190,990
D10 - Conveying	$0
D20 - Plumbing	$4,160
D30 - HVAC	$96,570
D40 - Fire Protection	$0
D50 - Electrical	$17,070
G - Parking	$0
TOTAL:	**$354,030**

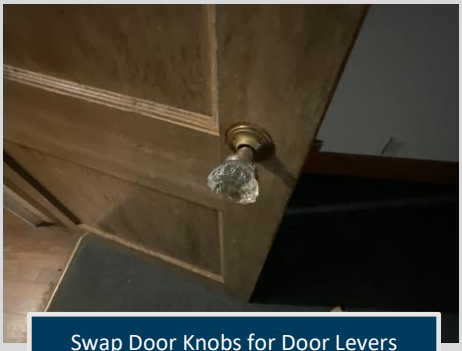


Annual Projected Capital Replacement and Repair Needs



FCA Scope of Work Summary

Single Pane Windows Damaged



Swap Door Knobs for Door Levers

Missing ADA Signage

HVAC Equipment Past Useful Life

Fire, Life, Safety

Upon inspection, it has been noted that the building lacks essential fire alarm and fire sprinkler systems, which are crucial components for ensuring the safety of occupants in case of a fire emergency. Immediate installation of these systems is recommended to comply with fire safety regulations and to protect the lives of individuals within the premises.

Mechanical & HVAC

The building's mechanical and HVAC systems exhibit signs of aging and inefficiency. Original radiators are still present, presumably abandoned in place. Additionally, the split systems have surpassed their useful life and need replacement to ensure optimal performance and energy conservation.

Plumbing

The hot water heater has exceeded its useful life expectancy. It is imperative to replace the hot water heater promptly to prevent potential disruptions to the building's plumbing system and to maintain adequate hot water supply for occupants.

Electrical

The electrical system in the building is outdated and requires replacement to meet current safety standards and to mitigate the risk of electrical hazards. Upgrading the electrical system is essential to ensure reliable power distribution and to minimize the likelihood of electrical fires or accidents.

Lighting Systems

The lighting systems within the building are a mixture of outdated technologies, resulting in suboptimal energy efficiency and performance. Upgrades to lighting fixtures are recommended to improve energy efficiency, enhance illumination levels, and reduce operating costs over time.

ADA

Several deficiencies in ADA compliance have been identified, including inadequate restroom signage, lack of proper protections under sinks, and the presence of doorknobs instead of door levers. Addressing these issues is essential to ensure accessibility for individuals with disabilities and to comply with ADA regulations.

Parking

While street parking is available for the public, limitations exist regarding the accessibility path to the building. Improvements to the access path should be implemented to enhance convenience and safety for visitors and occupants requiring parking facilities.

Building Envelope

The building's envelope is predominantly original construction (1920), with subsequent installation of the roof in 1996. The windows are in a deteriorated state, with some boarded up and damaged. Repairing or replacing the windows and roof is recommended to enhance energy efficiency, aesthetics, and structural integrity.

Facility Category: Public Works
Facility Age (Yrs): 44
Year Built: 1980
Total Square Footage: 20,748
Date(s) of Assessment: 4/11/2024

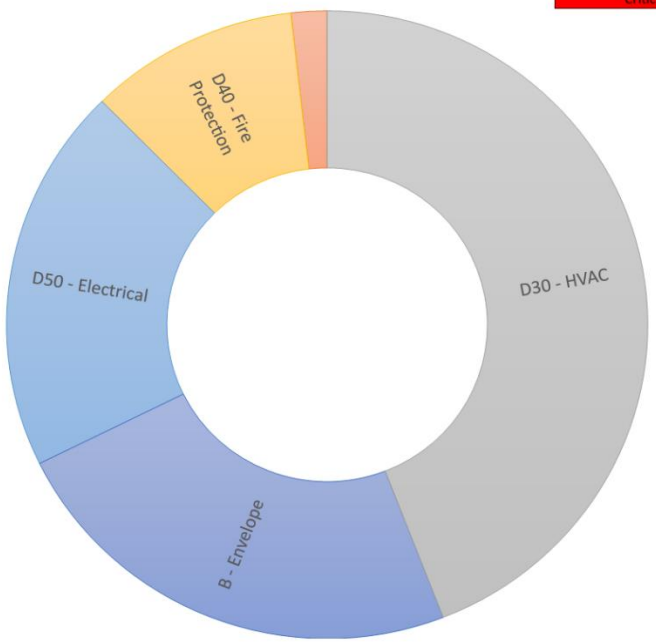
Community Development
51 Winburn Way, Ashland, OR 97520

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
33	3.5	11.8	$778,048	$12,448,800	0.04

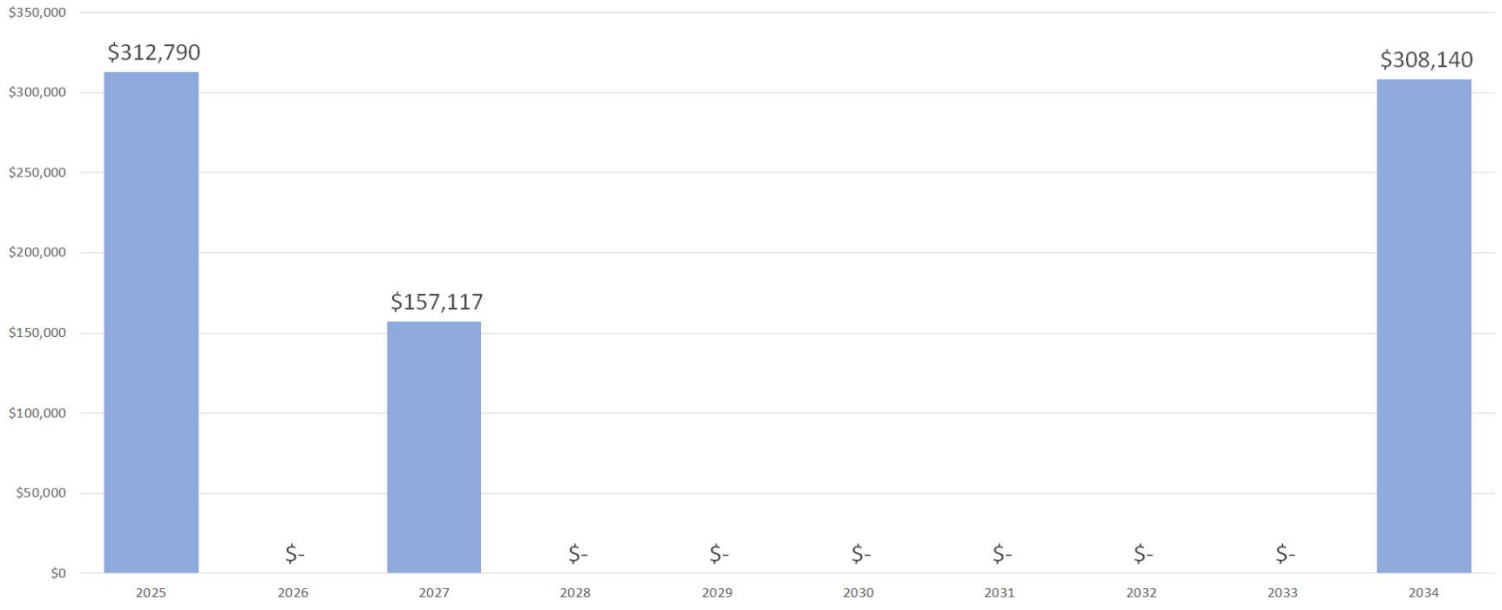
10-Year Capital Replacement and Repair Needs by Asset Category

FCI Condition
Good
Fair
Poor
Critical

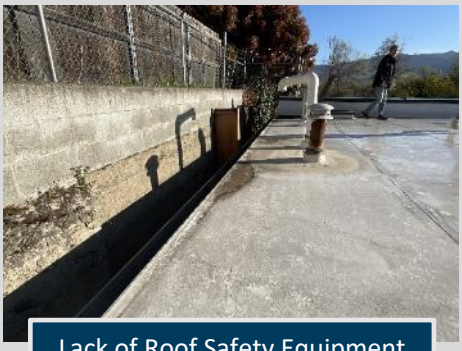
Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$0
B - Envelope	$154,410
D10 - Conveying	$0
D20 - Plumbing	$11,860
D30 - HVAC	$288,390
D40 - Fire Protection	$69,220
D50 - Electrical	$130,050
G - Parking	$0
TOTAL:	**$653,930**



Annual Projected Capital Replacement and Repair Needs



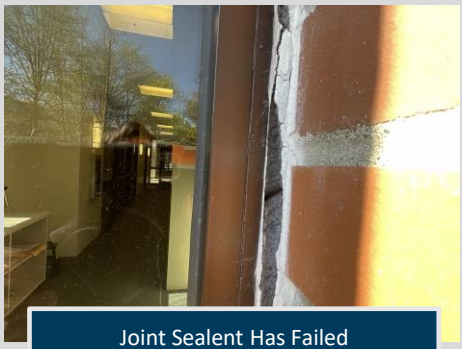
FCA Scope of Work Summary



Lack of Roof Safety Equipment

Gate Valves Should Be Replaced With Ball Valves

Sprinkler Head In File Room Leaks



Joint Sealent Has Failed

Fire, Life, Safety

Tie-offs and safety barriers are notably absent on the roof, posing a significant risk to individuals accessing this area. Additionally, a sprinkler head in the file room exhibits evidence of a past leak, warranting immediate attention to prevent potential water damage or malfunction. Tripping hazards are prevalent throughout the facility, primarily due to deteriorating carpeting that requires either replacement or stretching. Furthermore, duct detectors and the fire alarm panel need replacement or reprogramming to ensure the effectiveness of the fire detection and alarm systems. Moreover, fire sprinkler gauges have expired, necessitating prompt replacement to maintain regulatory compliance.

Mechanical & HVAC

The hot water boiler safety relief valve exhibits signs of leakage, indicating potential pressure regulation problems that may compromise system integrity and safety. Additionally, circulation pumps are leaking. Furthermore, gate valves for the air handler should be upgraded to ball valves to enhance operational efficiency and ease of maintenance.

Plumbing

The plumbing systems within the facility are generally functional, albeit showing signs of aging. Regular maintenance and eventual replacement are recommended to ensure continued functionality.

Electrical

The electrical systems are still operating within their useful life. Infrared scan and arch flash analysis are recommended to assess potential hazards and ensure safety compliance. Additionally, the backup generator is past its useful life and requires replacement, with a spare key to be made available on-site for emergency access.

Lighting Systems

The lighting systems in the building display a mix of technologies, with some areas requiring upgrades for improved energy efficiency and performance. Maintenance or replacement of fixtures with LEDs is recommended to ensure optimal illumination and energy savings throughout the facility.

ADA

ADA Inaccessible entrances lack signs with the International Symbol of Accessibility, neglecting to guide individuals to the nearest accessible entrance. However, Adequate signage is present within the facility as well as adequate hardware for doors and plumbing fixtures.

Parking

While street parking is available for public access, further provisions for accessible parking and egress should be investigated.

Building Envelope

The roofing, windows, and siding are in good condition overall. However, failed seals around windows and efflorescence on the main sign obelisk require attention. For the sign, a muriatic acid wash and seal coating are recommended to mitigate further seepage and ensure structural integrity.

Facility Category: Court House
Facility Age (Yrs): 44
Year Built: 1980
Total Square Footage: 5,568
Date(s) of Assessment: 4/9/2024

Council Chambers/ Courts
1174 E Main St

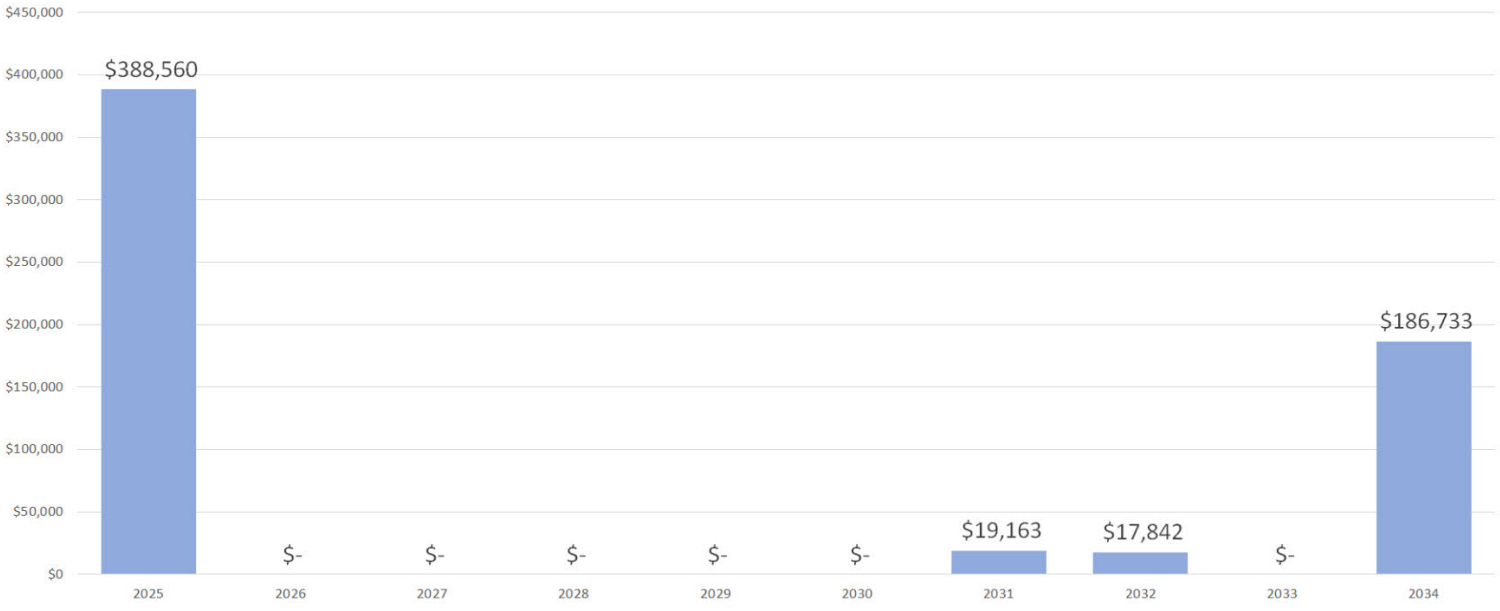
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
16	3.4	6.3	$612,299	$3,340,800	0.12

10-Year Capital Replacement and Repair Needs by Asset Category

FCI Condition
Good
Fair
Poor
Critical

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$0
B - Envelope	$193,530
D10 - Conveying	$0
D20 - Plumbing	$0
D30 - HVAC	$63,320
D40 - Fire Protection	$0
D50 - Electrical	$27,220
G - Parking	$251,840
TOTAL:	**$535,910**

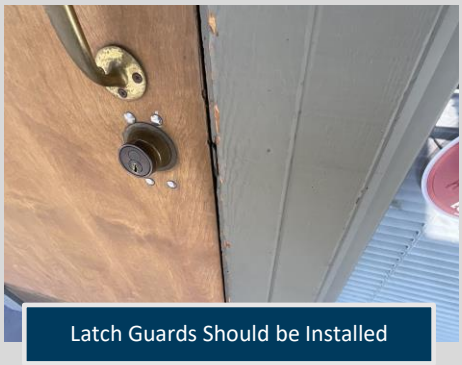
Annual Projected Capital Replacement and Repair Needs



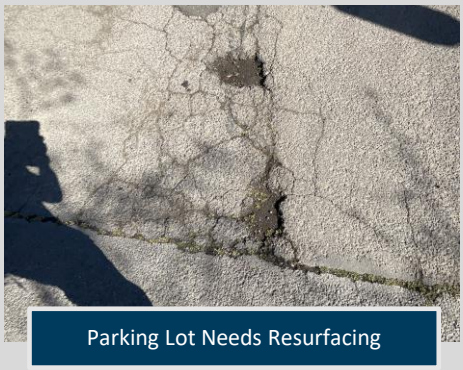
FCA Scope of Work Summary

Access Controll System Batteries Should be Replaced.

Swap Door Knobs to Door Levers



Latch Guards Should be Installed



Parking Lot Needs Resurfacing

Fire, Life, Safety

It is recommended to replace the batteries in access control systems s they have expired. Installation of door latch or door jamb guards would be prudent to enhance security measures and prevent unauthorized access.

Mechanical & HVAC

While most HVAC equipment falls within acceptable age tolerances, one 2.5-ton condensing unit has surpassed its useful life and requires replacement to maintain optimal performance and prevent potential failures. Additionally, sharp points around equipment in the condensing unit enclosure pose safety risks and should be addressed promptly to mitigate potential hazards.

Plumbing

The recent replacement of the water heater in 2023 ensures adequate hot water supply for minimal usage. No immediate concerns are identified in this area.

Electrical

Original panelboards are functional; however, it's advisable to conduct an Infrared (IR) scanning and arc flash analysis to identify any potential issues and ensure electrical safety within the facility.

Lighting Systems

The lighting systems exhibit a mix of technologies, with some areas utilizing energy-efficient LED lighting while others rely on older technologies such as CFL and halogen. There is a need for maintenance or replacement soon to optimize energy efficiency, performance, and illumination levels throughout the facility.

ADA

Door hardware replacement is recommended to ensure compliance with ADA standards and enhance accessibility for all building occupants.

Parking

ADA parking facilities meet regulatory requirements, but resurfacing is needed to maintain safety and usability within parking areas.

Building Envelope

Original windows from the 1980s and the need for roof replacement indicate areas for improvement to enhance energy efficiency, weather resistance, and overall building integrity. Additionally, replacing door hardware will contribute to improved functionality.

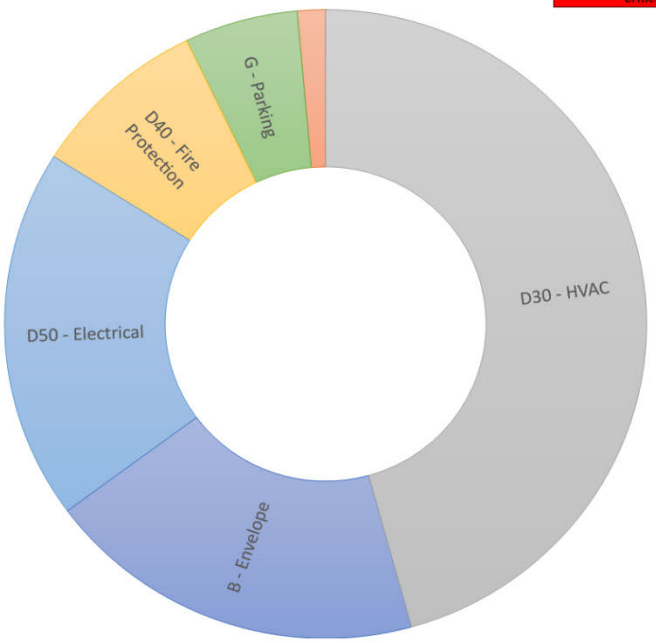
Facility Category: Fire Station
Facility Age (Yrs): 21
Year Built: 2003
Total Square Footage: 12,964
Date(s) of Assessment: 4/9/2024

Fire Station #1
455 Siskiyou Blvd, Ashland, OR 97520

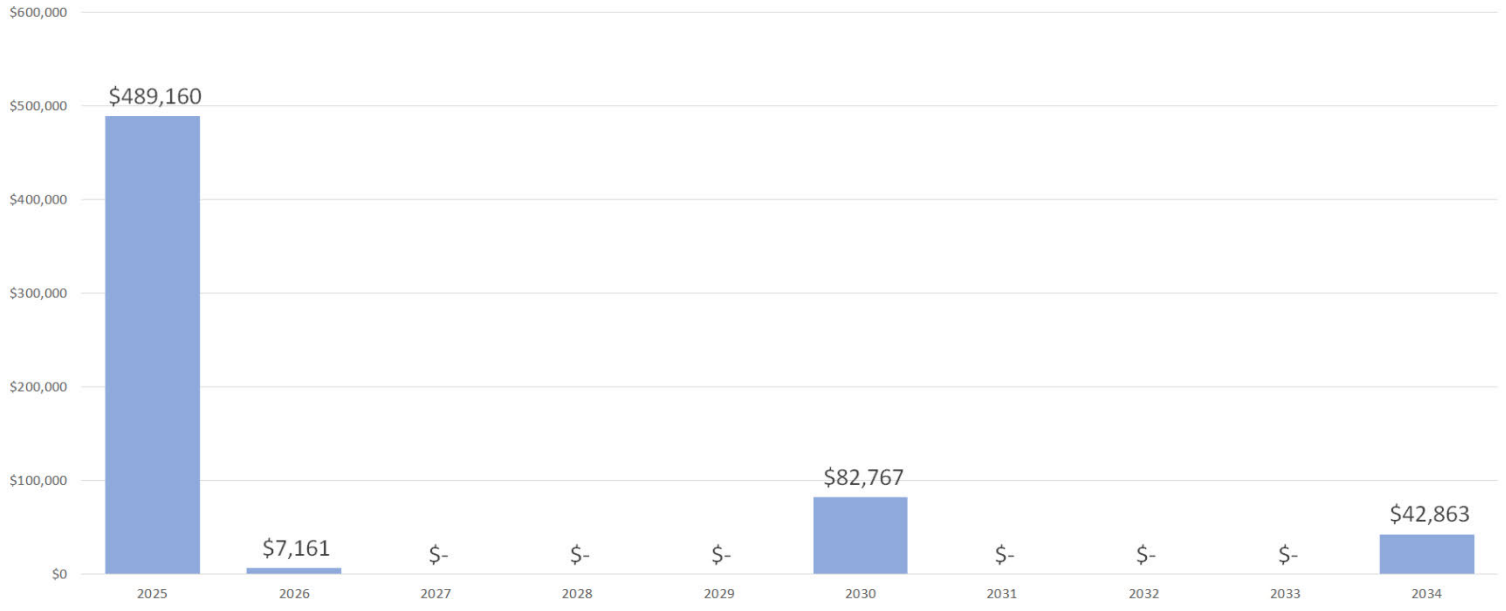
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
38	3.5	10.4	$621,951	$7,778,400	0.06

10-Year Capital Replacement and Repair Needs by Asset Category

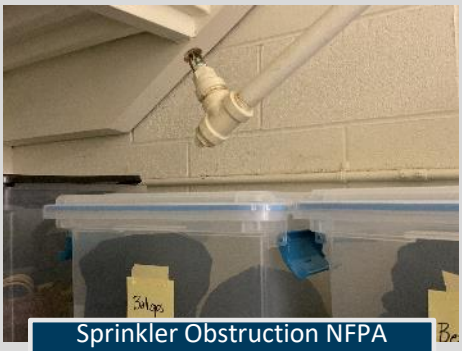
Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$0
B - Envelope	$112,920
D10 - Conveying	$0
D20 - Plumbing	$8,320
D30 - HVAC	$268,820
D40 - Fire Protection	$52,630
D50 - Electrical	$112,190
G - Parking	$33,580
TOTAL:	**$588,460**



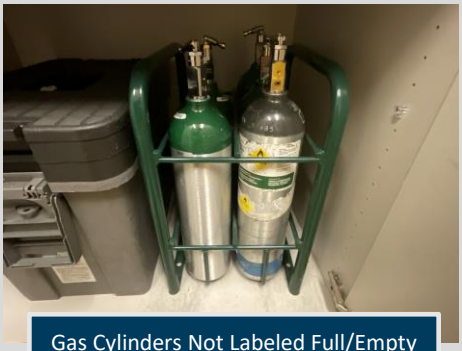
Annual Projected Capital Replacement and Repair Needs



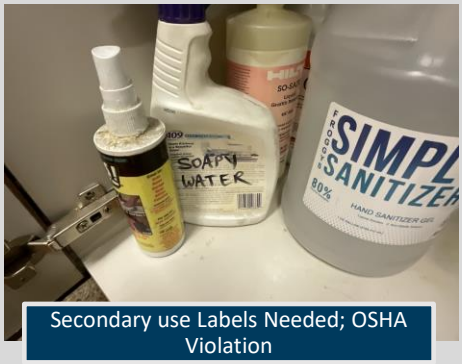
FCA Scope of Work Summary



Sprinkler Obstruction NFPA Violation



Gas Cylinders Not Labeled Full/Empty



Secondary use Labels Needed; OSHA Violation

Expansion Joint Sealant Failed Exposing Backer Rod

Fire, Life, Safety

The fire alarm system, installed in 2003, requires attention due to the need for software/firmware updates or potential replacement to ensure compatibility with current standards and protocols. Additionally, multiple obstructions to sprinkler heads have been identified.

Mechanical & HVAC

HVAC equipment has exceeded its useful life expectancy and should be prioritized for replacement to prevent operational inefficiencies and potential system failures.

Plumbing

While the water heater remains functional, its age indicates that it is beyond its useful life. Planning for replacement to avoid disruptions in service and mitigate the risk of unexpected failures.

Electrical

The electrical systems are deemed adequate and are supported by a reliable backup generator, ensuring uninterrupted power supply during outages or emergencies, thus safeguarding building occupants and critical operations.

Lighting Systems

Efforts should be made to replace any remaining CFLs with energy-efficient LED lighting to enhance illumination levels, reduce energy consumption, and lower maintenance costs over time.

Conveyance

The hydraulic elevator is currently deemed adequate; however, it is imperative to ensure that all required category 10 tests have been conducted to verify its operational integrity and compliance with safety regulations.

ADA

While ADA standards regarding height, hardware, and signage requirements are met within the facility, attention is needed to address accessibility issues at the main entrance, which is difficult to open, potentially hindering access for individuals with disabilities.

Parking

The ADA parking facilities meet regulatory requirements; however, the general parking lot requires resurfacing to ensure safety, accessibility, and overall usability for all visitors.

Building Envelope

Apart from the failing joint sealant, the building envelope is adequate. Nonetheless, plans should be made to replace the TPO roofing system to maintain structural integrity and weather resistance.

Facility Category: Fire Station
Facility Age (Yrs): 4
Year Built: 2020
Total Square Footage: 7,120
Date(s) of Assessment: 4/9/2024

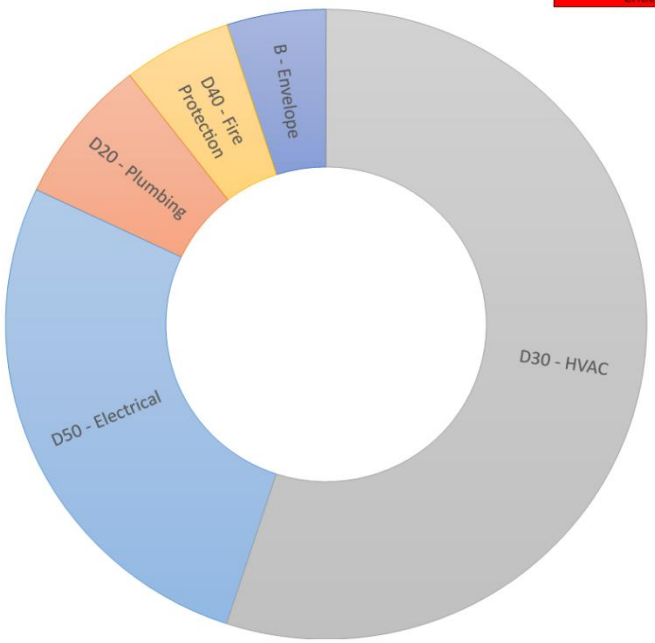
Fire Station #2
1860 Ashland St, Ashland, OR 97520

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
31	2.6	19.0	$353,817	$4,272,000	0.04

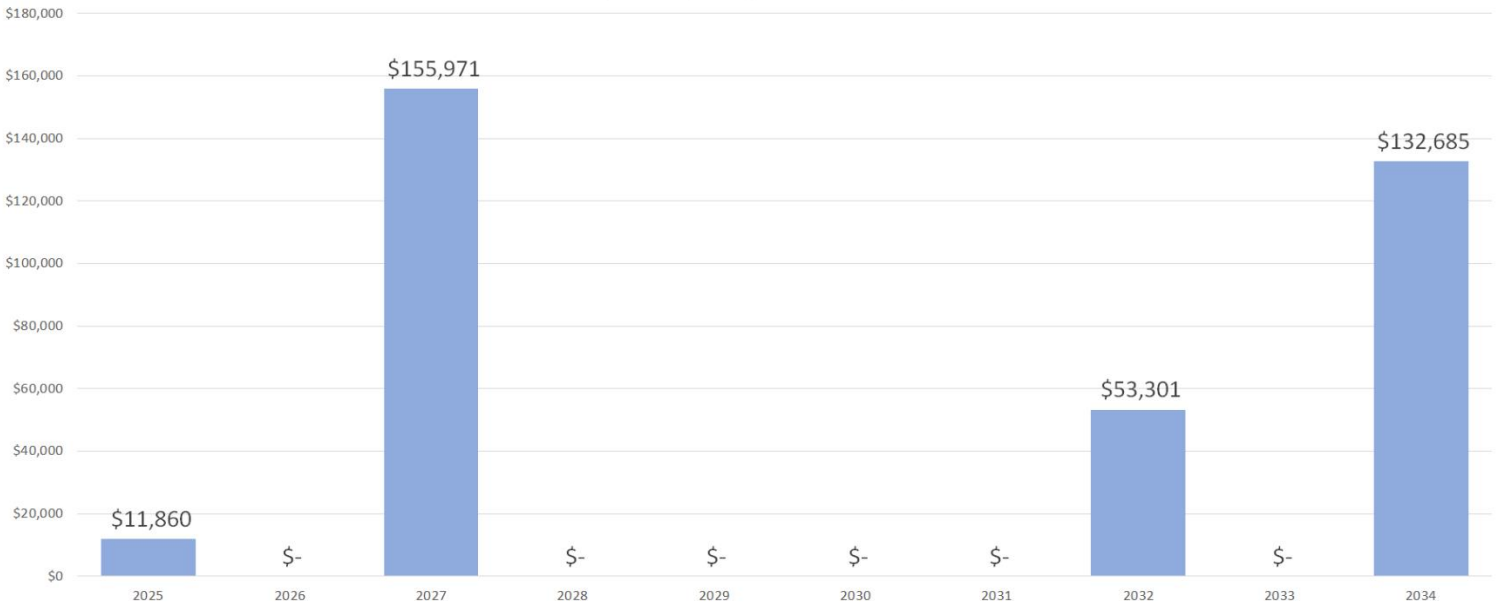
10-Year Capital Replacement and Repair Needs by Asset Category

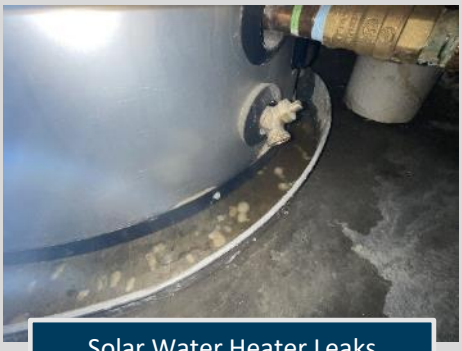
FCI Condition
Good
Fair
Poor
Critical

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$0
B - Envelope	$13,870
D10 - Conveying	$0
D20 - Plumbing	$20,700
D30 - HVAC	$152,290
D40 - Fire Protection	$15,170
D50 - Electrical	$74,710
G - Parking	$0
TOTAL:	**$276,740**

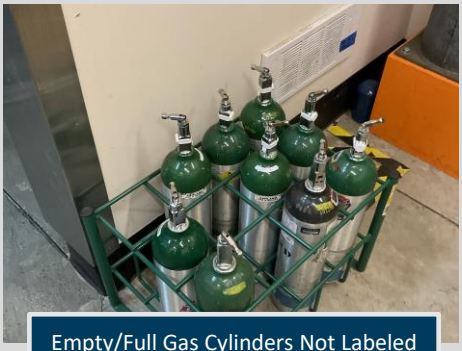


Annual Projected Capital Replacement and Repair Needs

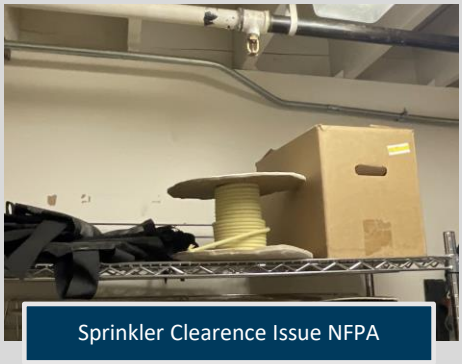




Solar Water Heater Leaks



Empty/Full Gas Cylinders Not Labeled



Sprinkler Clearence Issue NFPA

Scupper Drains Blocked

Fire, Life, Safety

The fire alarm system is functioning optimally without any reported issues. However, it's noted that the fire sprinkler gauges, and NAC (Notification Appliance Circuit) batteries are expired, requiring immediate attention to ensure compliance and operational readiness.

Mechanical & HVAC

The Rooftop Units (RTUs) within the facilities have surpassed their useful life expectancy. Although other HVAC equipment is currently functioning normally, proactive measures should be taken to address the aging RTUs to prevent operational disruptions and ensure occupant comfort.

Plumbing

The hot water system is supplemented with solar technology, reflecting a commitment to sustainability. However, there are concerns regarding a leaking solar water tank, necessitating repairs or replacement to optimize system efficiency and prevent water damage.

Electrical

The electrical systems are deemed to be in good condition overall. However, it's recommended to conduct an Infrared (IR) scan and arc flash analysis to identify any potential issues proactively. The generator, serving as a reliable backup power source, is in good working order, providing additional assurance during power outages.

Lighting Systems

The lighting systems within the buildings have been upgraded to energy-efficient LED technology, promoting sustainability and cost savings while ensuring adequate illumination levels for occupants.

ADA

Accessibility features such as door levers, interior signage, and accessibility heights are in place, demonstrating compliance with ADA regulations. However, it's noted that not all inaccessible entrances have signage indicating the location of the nearest accessible entrance, highlighting an area for improvement to enhance accessibility for all individuals.

Parking

While accessibility provisions are in place, it's observed that not all inaccessible entrances are adequately marked with signs bearing the International Symbol of Accessibility. Addressing this discrepancy will improve wayfinding for individuals with disabilities, enhancing overall accessibility within parking facilities.

Building Envelope

The roofing, doors, and windows are deemed adequate, providing structural integrity and weather protection. However, there are concerns regarding the condition of structural silicone and expansion joints, which are showing signs of deterioration. Timely maintenance and repairs are recommended to prevent further deterioration and ensure the longevity of the building envelope.

Facility Category: Public Works
Facility Age (Yrs): 54
Year Built: 1970
Total Square Footage: 1,270
Date(s) of Assessment: 4/11/2024

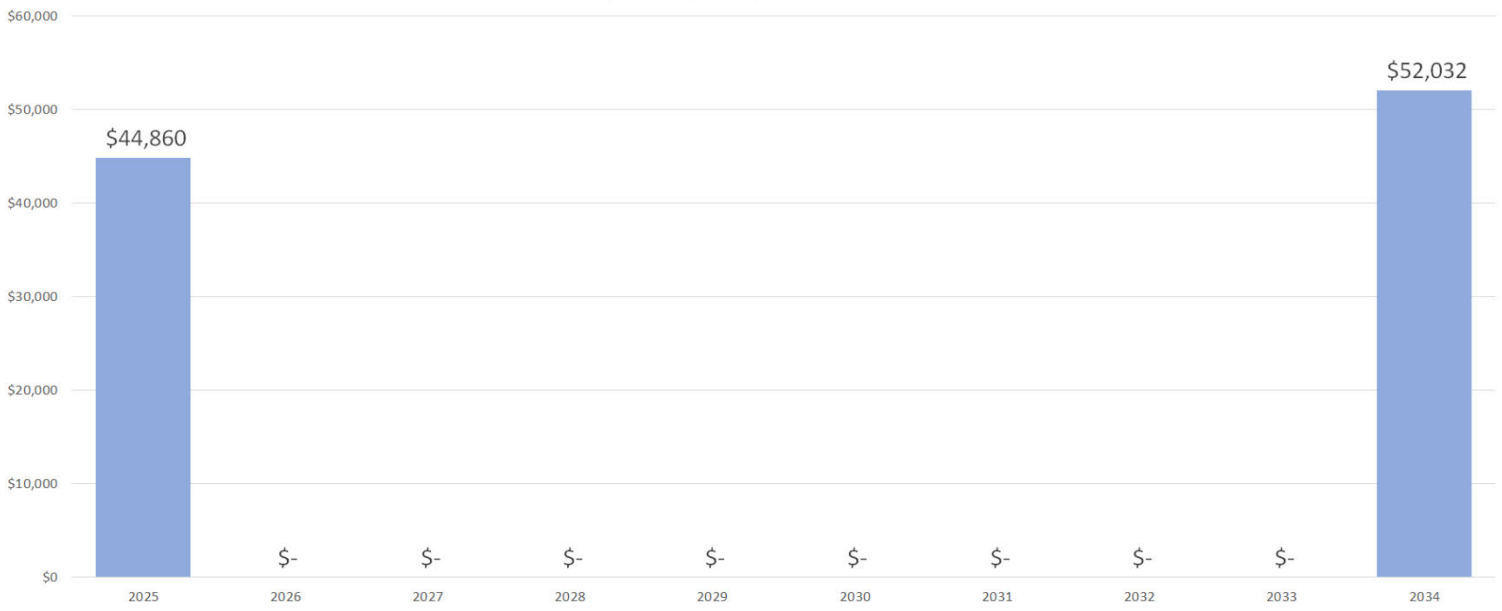
Parks Storage
130 Winburn Way, Ashland, OR 97520

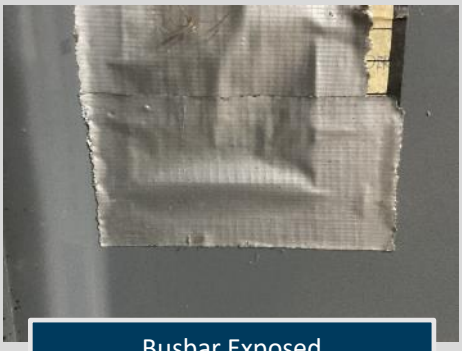
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
8	4.0	6.0	$96,892	$508,000	0.09

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$0
B - Envelope	$70,420
D10 - Conveying	$0
D20 - Plumbing	$0
D30 - HVAC	$0
D40 - Fire Protection	$0
D50 - Electrical	$7,980
G - Parking	$0
TOTAL:	**$78,400**

Annual Projected Capital Replacement and Repair Needs





Busbar Exposed

J-box Wires Exposed

Combustibles Not Stored in Fire Cabinet

Fence Damaged

Fire, Life, Safety

The absence of fire alarm and suppression systems is a glaring concern, leaving the building vulnerable to rapid fire spread and endangering lives. Additionally, the improper storage of fire extinguishers on the ground not only violates safety standards but also increases the likelihood of damage to the extinguishers, rendering them ineffective in the event of a fire emergency. Urgent action is imperative to address these deficiencies and ensure compliance with fire safety regulations to safeguard occupants and property.

Mechanical & HVAC

The absence of mechanical systems, particularly the lack of an exhaust system, poses challenges to maintaining indoor air quality and regulating temperature within the building. Installation of an exhaust system is strongly recommended to mitigate potential health hazards and enhance comfort for occupants.

Plumbing

The absence of plumbing systems signifies a lack of basic amenities crucial for the functionality and habitability of the building. The installation of plumbing infrastructure is necessary to provide essential services such as water supply and sanitation, thereby improving the overall usability of the facility.

Electrical

The outdated electrical panel poses significant risks of electrical hazards due to exposed bus bars and deteriorated wire insulation. Immediate attention is warranted to upgrade the electrical system to ensure the safety of occupants and prevent potential fire incidents.

Lighting Systems

The utilization of outdated lighting technologies, such as CFL and incandescent bulbs, not only contributes to higher energy consumption but also compromises lighting quality and efficiency. Recommending the installation of LED lighting fixtures would not only reduce energy costs but also enhance illumination levels and longevity.

ADA

Non-compliance with ADA standards impedes accessibility and inclusivity within the building, particularly for individuals with disabilities. Although the primary function of the building is storage, it remains imperative to ensure that the facility accommodates diverse needs and promotes equal access for all users, including those with disabilities.

Parking

Limited ADA egress due to unpaved hardscapes and uneven ground impedes accessibility for individuals with disabilities, posing challenges for ingress and egress to the facility. Improving parking infrastructure and addressing accessibility issues is essential to facilitate safe and convenient access for all users.

Building Envelope

The deteriorated condition of the building envelope, characterized by damaged siding, joints, and roofing, compromises structural integrity and weather resistance. Urgent repairs and replacement of exterior components are necessary to prevent further deterioration and maintain the building's functionality and aesthetics.

Facility Category: Public Works
Facility Age (Yrs): 124
Year Built: 1900
Total Square Footage: 2,860
Date(s) of Assessment: 4/11/2024

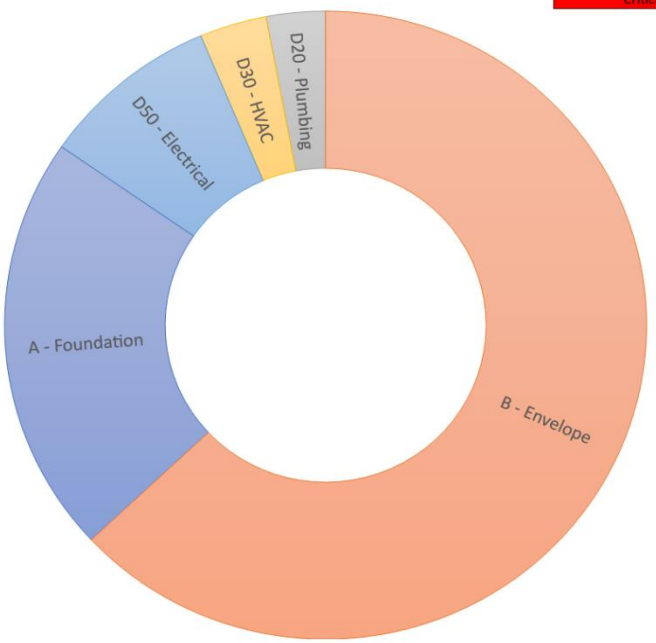
Pioneer Hall
Pioneer Hall, 73 Winburn Way, Ashland, OR 97520

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
9	3.4	6.7	$179,676	$1,716,000	0.03

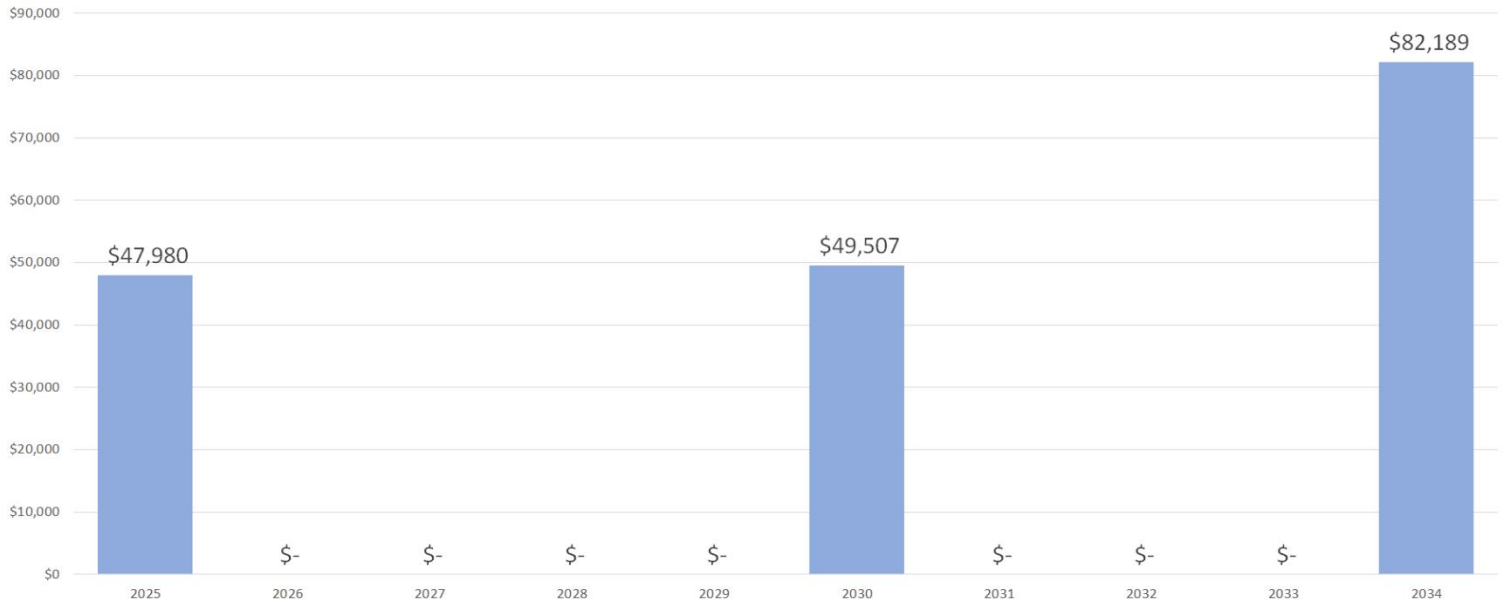
10-Year Capital Replacement and Repair Needs by Asset Category

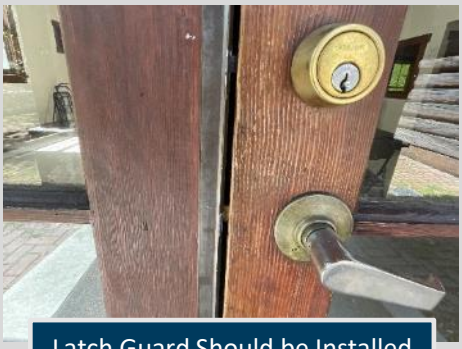
FCI Condition
Good
Fair
Poor
Critical

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$30,170
B - Envelope	$88,080
D10 - Conveying	$0
D20 - Plumbing	$4,160
D30 - HVAC	$4,730
D40 - Fire Protection	$0
D50 - Electrical	$12,610
G - Parking	$0
TOTAL:	**$139,750**

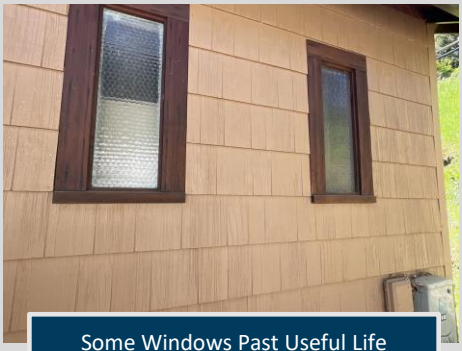


Annual Projected Capital Replacement and Repair Needs



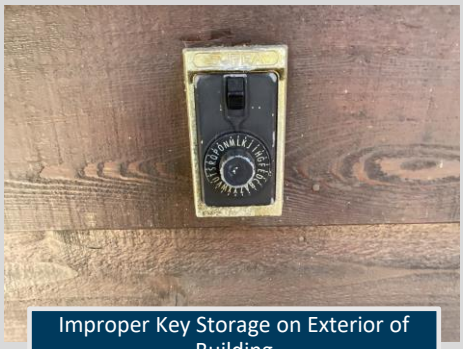


Latch Guard Should be Installed



Some Windows Past Useful Life

ADA Signage not Present at Main Entrance



Improper Key Storage on Exterior of Building

Fire, Life, Safety

The building is equipped with a battery-operated smoke detector system, meeting the basic requirements for fire safety. However, it's essential to note that carbon monoxide (CO) detectors must be replaced every seven years for optimal functionality. Inspection and replacement of CO detectors should be scheduled to ensure continued protection against CO poisoning.

Mechanical & HVAC

The HVAC systems have surpassed their useful life expectancy. An outdated HVAC system can lead to inefficiencies, poor air quality, and increased operating costs. Upgrading to modern, energy-efficient HVAC systems will improve comfort levels for occupants while reducing energy consumption and maintenance expenses.

Plumbing

The hot water heater has exceeded its useful life. Replacement of the hot water heater is recommended to prevent potential disruptions to hot water supply and to avoid costly repairs associated with system failures.

Electrical

Although the electrical systems were upgraded in 1988, it is prudent to conduct an infrared (IR) scan and an arc flash analysis to assess the current condition and safety of the electrical infrastructure. These assessments will help identify potential hazards and inform necessary upgrades or maintenance measures to ensure electrical safety within the building.

Lighting Systems

The lighting systems within the building feature a mix of technologies, including LED and CFL fixtures. While LED lighting is known for its energy efficiency and longevity, areas still relying on older technologies may experience higher energy consumption and maintenance requirements. Upgrading all lighting fixtures to LED will enhance energy efficiency, reduce operating costs, and improve lighting quality throughout the building.

ADA

The building meets ADA standards for door hardware and accessible restroom facilities. However, ADA signage directing occupants to accessible entrances is notably absent. Installing proper ADA signage will facilitate navigation for individuals with disabilities and ensure compliance with accessibility regulations.

Parking

Although street parking is available for the public, limitations exist regarding the pathway from public parking to building entrances. Improving accessibility pathways will enhance convenience and safety for visitors and occupants requiring parking facilities.

Building Envelope

Most of the building features an original log cabin exterior wall, contributing to its historical significance. However, the roofing has surpassed its useful life and should be replaced to prevent water infiltration and structural damage. While most windows were replaced in 2009, further evaluation may be necessary to identify any structural issues and prioritize replacements or repairs as needed.

Facility Category: Police Station
Facility Age (Yrs): 44
Year Built: 1980
Total Square Footage: 9,770
Date(s) of Assessment: 4/9/2024

Police Department
1175 E Main St, Ashland, OR 97520

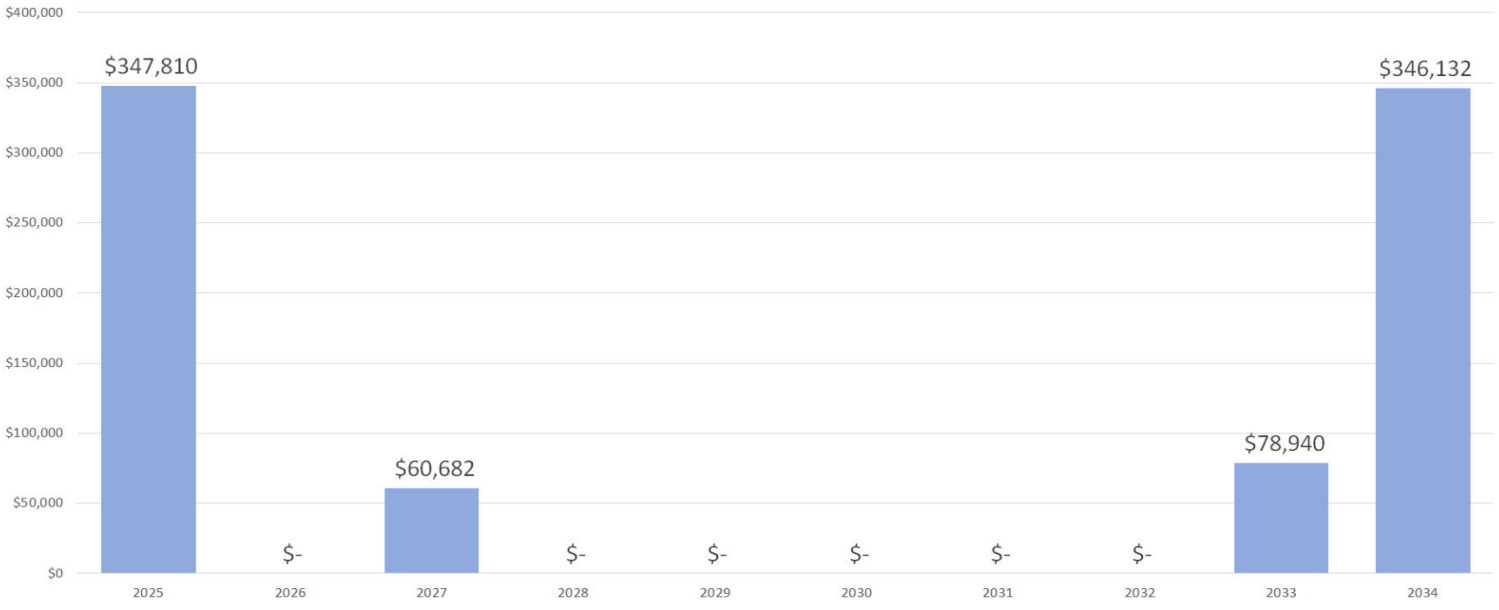
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
28	3.3	11.8	$833,564	$5,862,000	0.07

10-Year Capital Replacement and Repair Needs by Asset Category

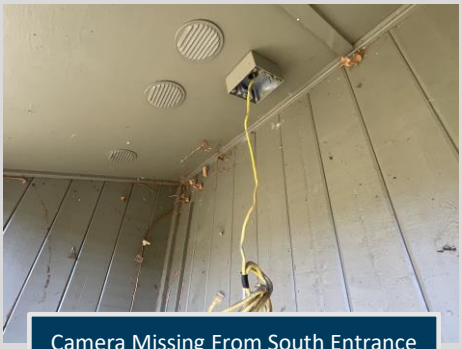
FCI Condition
Good
Fair
Poor
Critical

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$0
B - Envelope	$344,380
D10 - Conveying	$0
D20 - Plumbing	$4,160
D30 - HVAC	$126,530
D40 - Fire Protection	$0
D50 - Electrical	$30,480
G - Parking	$173,850
TOTAL:	**$679,400**

Annual Projected Capital Replacement and Repair Needs



Items Blocking Panel Boards on 2nd Floor



Camera Missing From South Entrance

Parking Lot Will Need Resurfaceing

Water Heater Suppluy Valve Leaks

Fire, Life, Safety

While fire extinguishers are in place there in no sprinkler systems or notable fire alarms present, posing a significant risk in the event of a fire emergency. Additionally, a camera is missing from the South Entrance, potentially compromising security measures. Finally, access to the roof from low points on the east side allows individuals to circumnavigate the fence.

Mechanical & HVAC

The HVAC components within the building were deemed adequate overall. However, it was observed that the mini split in the MDF and some exterior condensing units are past their useful life and should be replaced.

Plumbing

The plumbing system in the building is generally adequate, but it was observed that one water heater has exceeded its useful life and requires replacement. Prompt action is necessary. Additionally, the supply valve to the 2nd floor water heater is leaking and should be repaired or replaced.

Electrical

While the electrical systems are sufficient, it was noted that the solar panels have failed. Additionally, it is recommended to conduct an infrared (IR) scan and arch flash analysis to identify any potential electrical hazards and ensure the safety of the building occupants and equipment.

Lighting Systems

The lighting systems within the building consist of a mix of technologies, with some fixtures requiring upgrades for improved energy efficiency and performance. While certain areas have LED lighting, others still rely on older technologies like CFL and halogen. A complete LED install should be planned.

ADA

The building is lacking signage indicating the location of the nearest accessible entrance, posing challenges for individuals with disabilities. However, the existing door hardware allows for automatic egress. It is recommended to install appropriate signage with the International Symbol of Accessibility to clearly designate accessible entrances.

Parking

The officer parking lot requires resurfacing to address wear and tear. The public parking lot provides ADA access, ensuring accessibility for individuals with disabilities.

Building Envelope

Multiple windows of varying ages were observed, with some being original and others newer. The older door hardware should be replaced to enhance security measures, and latch guards should be installed to prevent unauthorized entry. Additionally, it is recommended to install new roofing to address any existing issues and ensure the integrity of the building envelope.

Facility Category: Public Works
Facility Age (Yrs): 40
Year Built: 1984
Total Square Footage: 20,426
Date(s) of Assessment: 4/10/2024

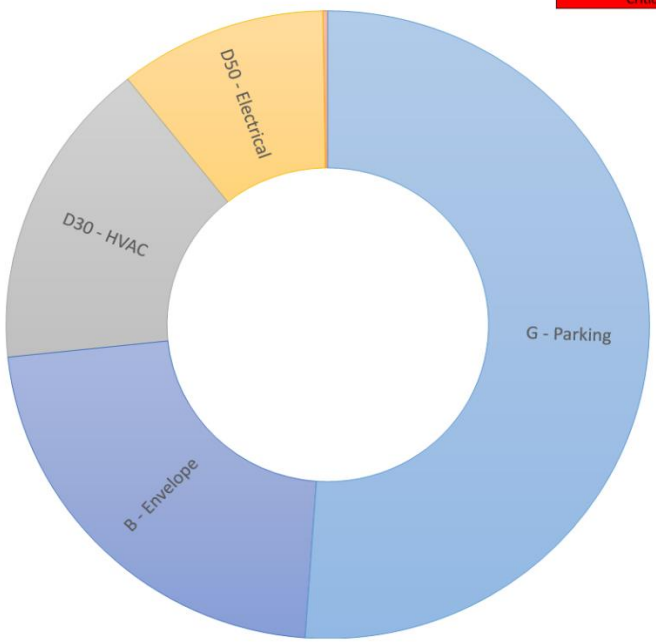
Service Center, Water Distribution
90 N Mountain Ave

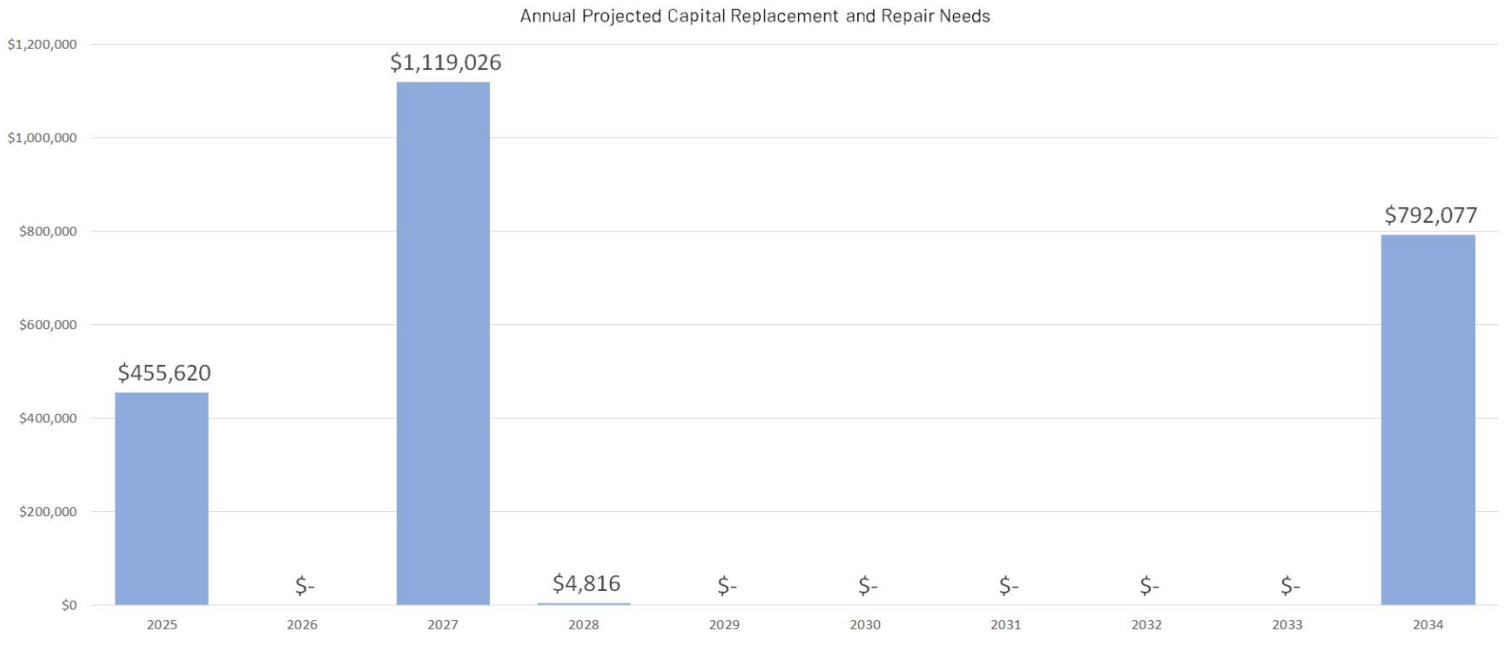
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
63	3.7	4.8	$2,371,539	$12,255,600	0.13

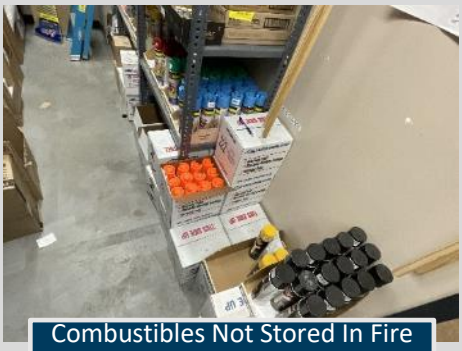
10-Year Capital Replacement and Repair Needs by Asset Category

FCI Condition
Good
Fair
Poor
Critical

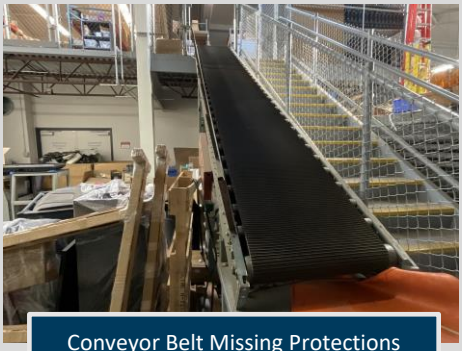
Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$0
B - Envelope	$441,280
D10 - Conveying	$0
D20 - Plumbing	$4,990
D30 - HVAC	$316,760
D40 - Fire Protection	$0
D50 - Electrical	$207,330
G - Parking	$1,014,990
TOTAL:	**$1,985,350**





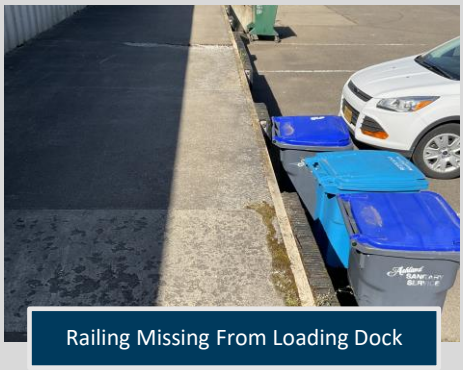


Combustibles Not Stored In Fire Cabinet



Conveyor Belt Missing Protections

Parking Lot Will Need Resurfaceing



Railing Missing From Loading Dock

Fire, Life, Safety

The facility lacks a fire alarm and fire suppression system. However, fire extinguishers are present. At a minimum, It is crucial to install a comprehensive fire alarm system to ensure the safety of occupants.

Mechanical & HVAC

Much of the equipment, particularly the units for the “Head End Room” are past useful life. Additionally, several R-22 units remain. Transitioning to more energy-efficient HVAC systems and phasing out R-22 units is advisable to reduce operational costs and environmental impact.

Plumbing

Both water heaters have surpassed their useful life and should be replaced. Consideration should be given to installing a tankless water heating system for improved efficiency. Replacement of water heaters is essential to prevent potential disruptions and ensure consistent hot water supply. Installing a tankless system can offer long-term benefits in terms of energy efficiency and space utilization.

Electrical

Most panelboards are original and in need of replacement. The existing generator meets the building's needs adequately. An arch flash analysis and IR scan are. Conducting an arch flash analysis and IR scan will help identify any underlying issues and ensure compliance with safety standards.

Lighting Systems

The lighting systems feature a mix of installations including CFL, T18, and halogen bulbs. Consideration should be given to replacing them with energy-efficient LEDs for long-term cost savings and environmental benefits. Plan for the gradual replacement of existing lighting fixtures with LED alternatives to improve energy efficiency and enhance lighting quality.

ADA

The International Symbol of Accessibility is not present in some areas, particularly at inaccessible toilet rooms. Additionally, certain doorknobs are still present, necessitating replacement with door levers for improved accessibility. Install appropriate signage to ensure clarity and compliance with ADA requirements. Replace existing doorknobs with door levers to enhance accessibility for all occupants.

Parking

The parking lot requires resurfacing to address wear and tear and maintain a safe and functional parking area. ADA parking requirements are currently met, ensuring accessibility for individuals with disabilities.

Building Envelope

Original doors and windows from 1980 are still in use, with door hardware showing signs of wear. The building roof and siding are metal. Due to their age we recommend inspection for leaks. Anchor points are not present on the roof and should be installed for safety. Plan for the replacement of doors and windows to improve energy efficiency and enhance security. Conduct a thorough inspection of the roof for any signs of leaks and install anchor points to reinforce structural integrity.

Facility Category: Arts
Facility Age (Yrs): 115
Year Built: 1909
Total Square Footage: 5,980
Date(s) of Assessment: 6/5/2024

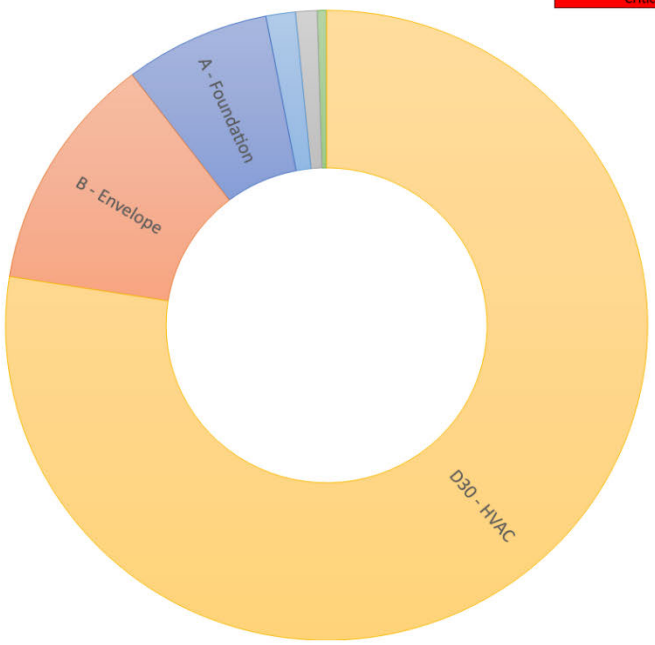
Shakespeare Admin Building
76 E Main St, Ashland, OR 97520

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
36	3.4	8.3	$1,050,555	$3,887,000	0.08

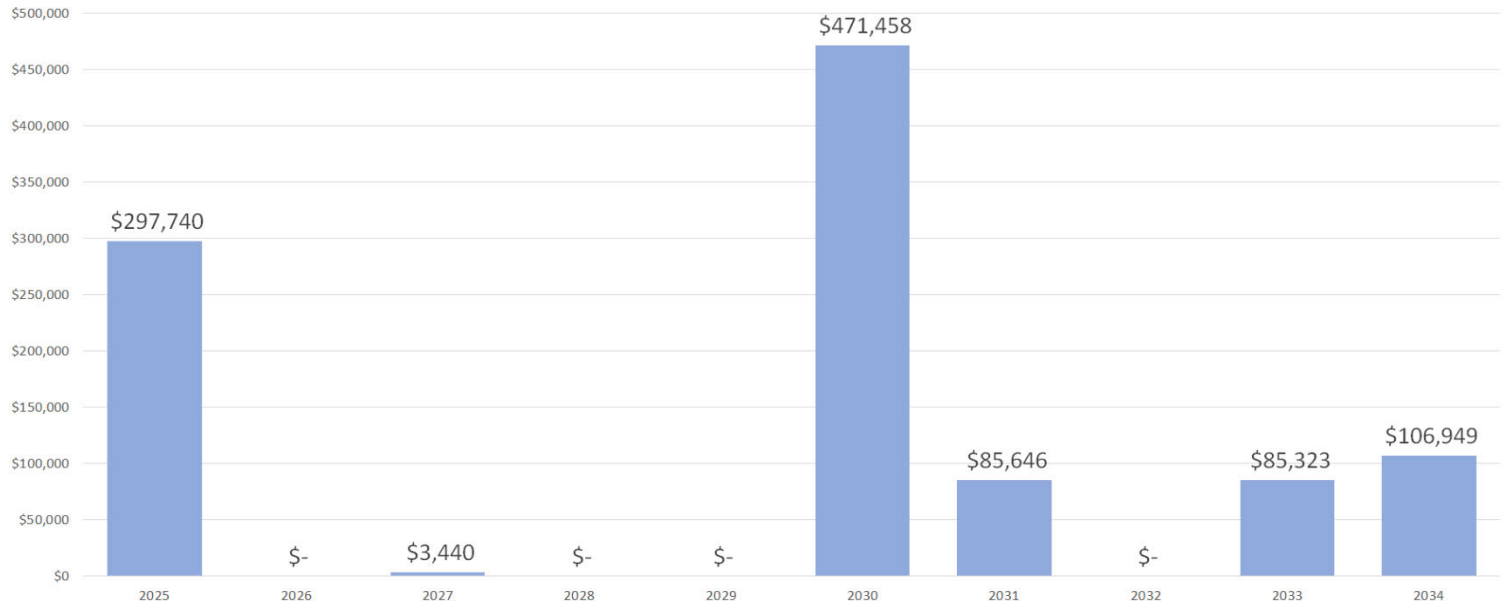
10-Year Capital Replacement and Repair Needs by Asset Category

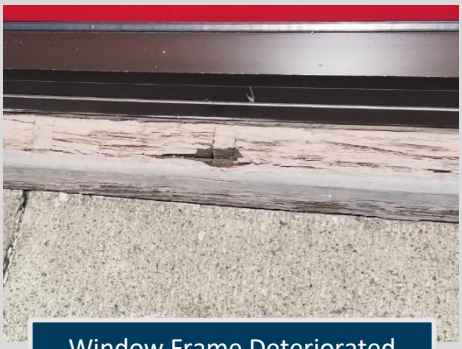
FCI Condition
Good
Fair
Poor
Critical

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$63,080
B - Envelope	$104,640
D10 - Conveying	$0
D20 - Plumbing	$9,360
D30 - HVAC	$667,000
D40 - Fire Protection	$12,760
D50 - Electrical	$4,020
G - Parking	$0
TOTAL:	**$860,860**



Annual Projected Capital Replacement and Repair Needs





Window Frame Deteriorated

FACP past Useful Life 15 Years

Sinks Missing ADA Protections

Items In Front Of Radiant Heater

Fire, Life, Safety

The fire alarm system, installed in 1998, has exceeded its useful life and should be replaced or reprogrammed. In contrast, the wet suppression system is found to be adequate, with up-to-date testing and maintenance.

Mechanical & HVAC

The inspection of HVAC systems reveals a mix of units installed between 1973 and 2015. Most older units still using R-22 refrigerant and are past useful life. Overall, while the systems are operational, the older units will need replacement.

Plumbing

The building has 3 electric hot water heaters. All of which are past useful life and need to be replaced.

Electrical

Most of the power distribution systems are adequate for the buildings needs. One panelboard installed in 1988 is reaching it end of useful life and should be considered for replacement.

Lighting Systems

The lighting systems throughout the building exhibit differences in technology and condition, with certain fixtures needing upgrades to improve energy efficiency and performance. Although LED lighting is utilized in some areas, others continue to rely on outdated technologies such as CFL and T8 Fluorescent tubes. It is recommended to replace these fixtures LEDs.

ADA

The ADA inspection reveals several compliance issues: all sinks lack proper plumbing protections, doorknobs need to be replaced with door levers, ADA signage is missing from accessible entrances, and directional signage is absent from inaccessible entrances to guide individuals to accessible entrances.

Parking

While street parking is available for the public, limited access to the building from these spaces creates challenges for visitors. Enhancements to parking accessibility are necessary to better accommodate individuals with disabilities and improve overall convenience.

Building Envelope

The building envelope is in adequate condition for its age, it is noted that the windows are far past useful life and should be scheduled for replacement.

Facility Category: Public Works
Facility Age (Yrs): 44
Year Built: 1980
Total Square Footage: 6,380
Date(s) of Assessment: 4/10/2024

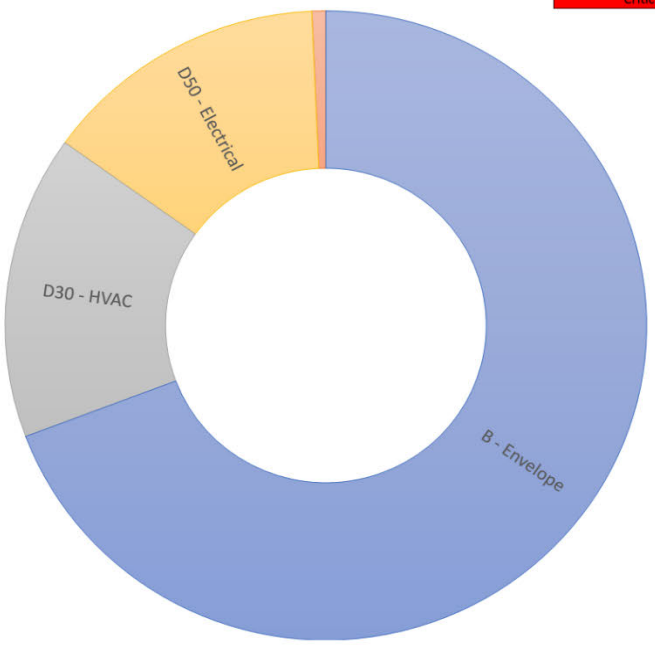
Street/Shop; Street Operations, Fleet, Facilities
90 N Mountain Ave, Ashland, OR 97520

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
29	3.4	6.0	$373,061	$3,509,000	0.04

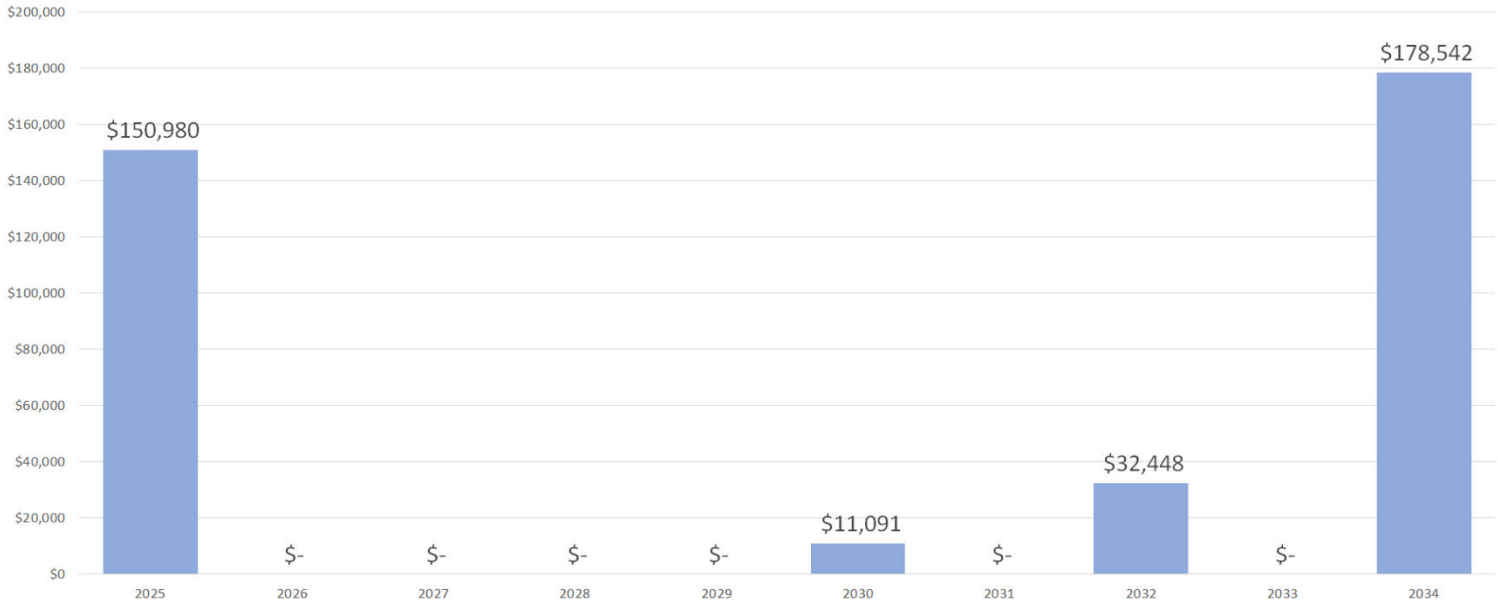
10-Year Capital Replacement and Repair Needs by Asset Category

FCI Condition
Good
Fair
Poor
Critical

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$0
B - Envelope	$206,270
D10 - Conveying	$0
D20 - Plumbing	$2,080
D30 - HVAC	$46,500
D40 - Fire Protection	$0
D50 - Electrical	$42,970
G - Parking	$0
TOTAL:	**$297,820**



Annual Projected Capital Replacement and Repair Needs



Biohazard Signage Not Present at Welding Shop

Parking Lot Will Need Resurfacing

Combustibles Not Stored in Fire Cabinet

Used Batteries Stored Outside

Fire, Life, Safety

While type ABC fire extinguishers are present, specific hazards in the welding shop require installation of a Type D extinguisher, alongside hazard signage for welding gas storage areas. Notably, a sufficient fire alarm system is lacking, highlighting a significant gap in fire detection and evacuation capabilities. Addressing these shortcomings by installing appropriate extinguishers, signage, and a comprehensive fire alarm system is imperative to mitigate fire risks and ensure the safety of occupants and visitors within the building.

Mechanical & HVAC

While the wall AC units are currently functional, they have surpassed their useful life and require replacement. Notably, commendable proactive maintenance efforts are underway for the scheduled replacement of unit heaters in the service bay and the split system in the parts room.

Plumbing

While the water heater is still within its useful life, its small size may pose limitations on hot water supply, especially during peak demand periods. Considering the benefits of tankless systems, replacement with a tankless water heater when appropriate is recommended to enhance hot water availability and energy efficiency.

Electrical

The electrical infrastructure of the building is adequate but due to the load requirements close monitoring and maintenance should be employed. The possible need for upgrading the electrical system should be considered based on the future needs of the service shop.

Lighting Systems

The building's lighting systems comprise a mix of technologies, with some fixtures needing upgrades for improved energy efficiency and performance. While LED lighting is beneficial for energy savings and longevity, areas still relying on older technologies like CFL should be considered for upgrades to enhance overall lighting quality and efficiency.

ADA

The building lacks signage at all inaccessible entrances, hindering navigation for individuals with disabilities. Installing signs with the International Symbol of Accessibility to indicate the location of the nearest accessible entrance is crucial for ensuring accessibility and compliance with ADA standards.

Parking

While parking is adequate for ADA needs, the resurfacing of the parking lot is necessary to maintain safety and usability. Addressing pavement deterioration will enhance the overall accessibility and aesthetics of the parking area.

Building Envelope

While the metal roof and siding remain in good condition, providing durability and structural integrity, the windows from the original construction have surpassed their useful life. Therefore, it is advisable to schedule replacement of the windows to enhance energy efficiency and ensure proper climate control within the building.

Facility Category: Public Works
Facility Age (Yrs): 26
Year Built: 1998
Total Square Footage: 9,745
Date(s) of Assessment: 4/10/2024

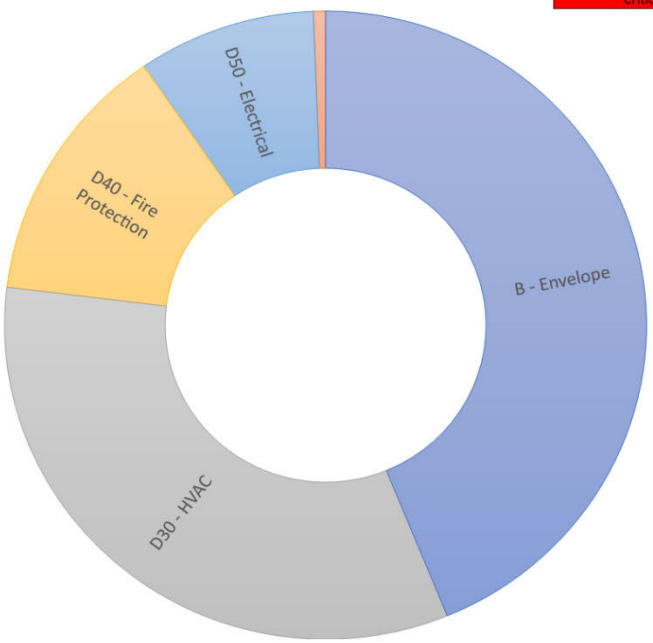
The Grove, Parks & Rec, Utility Billing
90 N Mountain Ave

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI
26	3.3	12.5	$419,659	$5,359,800	0.03

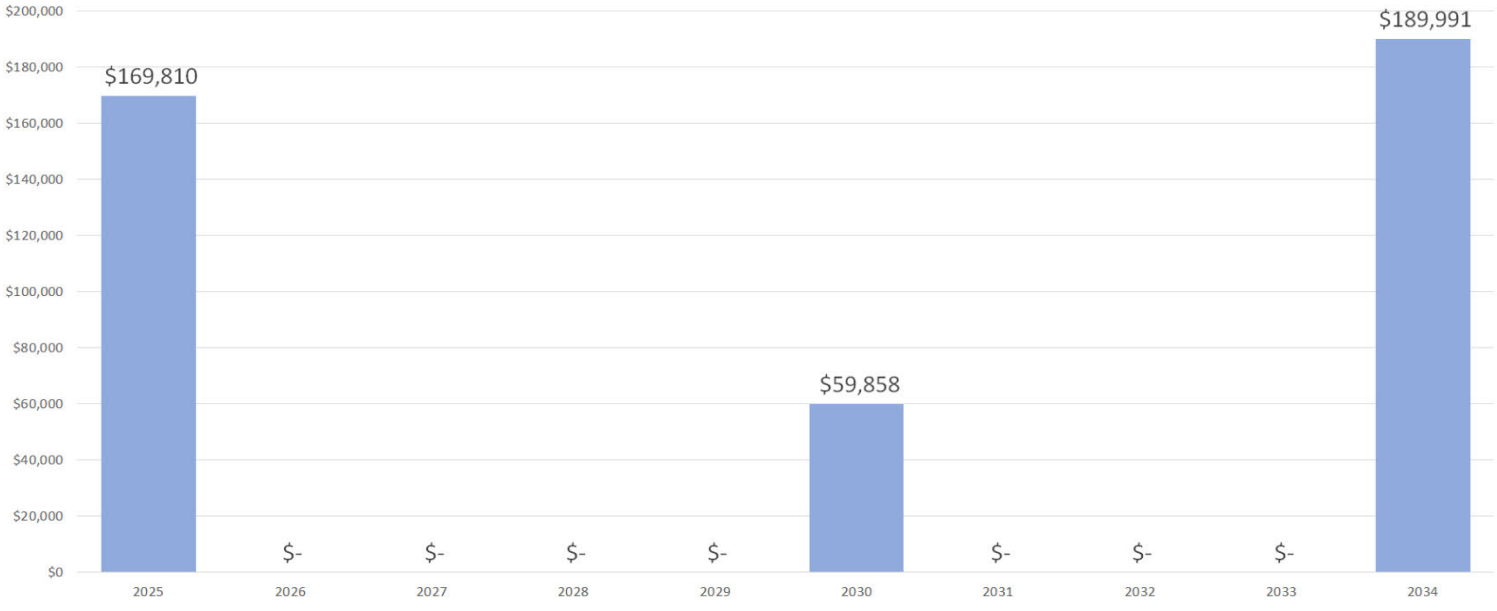
10-Year Capital Replacement and Repair Needs by Asset Category

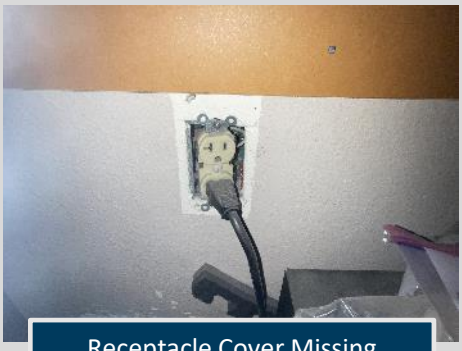
FCI Condition
Good
Fair
Poor
Critical

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundation	$0
B - Envelope	$148,600
D10 - Conveying	$0
D20 - Plumbing	$2,080
D30 - HVAC	$112,330
D40 - Fire Protection	$45,770
D50 - Electrical	$30,400
G - Parking	$0
TOTAL:	**$339,180**



Annual Projected Capital Replacement and Repair Needs





Receptacle Cover Missing

Install Latch Guards

Flashing Needs Replacement

Damage at Southern Entrance

Fire, Life, Safety

The fire alarm system, installed in 1998 is past useful life. Additionally, the pressure gauges are expired. It is recommended to either reprogram or replace the panel and replace expired gauges. Upgrading or modernizing the system is crucial to ensure it meets current safety standards and effectively alerts occupants in the event of a fire emergency.

Mechanical & HVAC

The mechanical and HVAC equipment in the building has exceeded its useful life and needs replacement. Failure to address this issue could lead to inefficient operation, increased energy costs, and potential breakdowns, compromising the comfort and safety of occupants. Scheduling replacement for these systems is vital to maintain optimal functionality and indoor air quality within the building.

Plumbing

The water heater in the building has surpassed its useful life. It is recommended to install a tankless unit. This upgrade not only ensures reliable hot water supply but also improves energy efficiency, reducing operational costs and environmental impact. Addressing plumbing concerns promptly enhances the overall safety and functionality of the building's infrastructure.

Electrical

While the electrical systems are deemed adequate, the recent installation of a large generator further enhances safety measures, allowing the building to serve as an emergency response office when needed. This addition ensures continuity of operations during power outages or emergencies, bolstering the building's resilience and capacity to protect occupants and critical assets.

Lighting Systems

The lighting systems in the building encompass a mix of technologies, with some fixtures requiring upgrades for improved energy efficiency and performance. While certain areas benefit from LED lighting, others still rely on older technologies like CFL and halogen. Updating lighting fixtures throughout the building enhances energy efficiency, visibility, contributing to a safer and more sustainable environment.

ADA

Inaccessible entrances lacking signs with the International Symbol of Accessibility. This poses a significant barrier to individuals with disabilities, hindering their ability to navigate the building safely and independently. Installing proper signage indicating the location of the nearest accessible entrance is essential to ensuring compliance with ADA regulations and promoting inclusivity within the building.

Parking

Although parking availability meets the building's current needs, resurfacing is necessary to maintain safety and functionality. Addressing the condition of the parking lot enhances accessibility, prevents accidents, and improves the overall aesthetic appeal of the property, contributing to a positive experience for occupants and visitors.

Building Envelope

Despite damage to the CMU joint at the south entrance, the metal roof and siding remain well within their useful life. Prioritizing repairs to the damaged joint preserves the structural integrity of the building and prevents further deterioration. Maintaining the building envelope is essential to safeguarding occupants, protecting against weather elements, and prolonging the lifespan of the property.

Facility Category: Golf Buildings
Facility Age (Yrs): 31
Year Built: 1990 to 1999
Total Square Footage: 13,028
Date(s) of Assessment: 4/10/2024

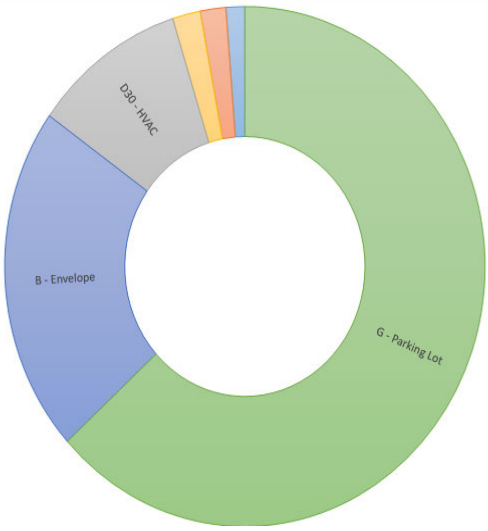
Golf Pro Shop, Maintenance Shop and Golf Cart Barn
City of Ashland

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	Average FCI Rating
42	3.4	15.0	$790,824	$5,758,250	0.05

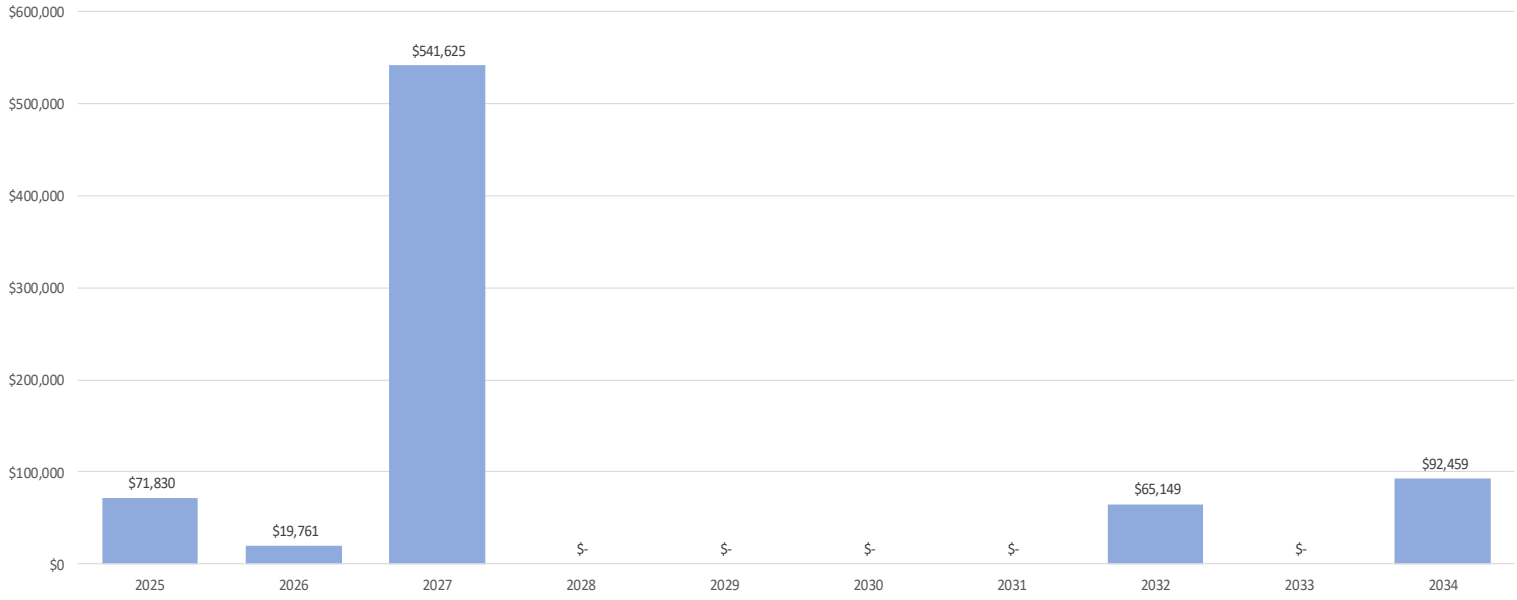
FCI Condition
Good
Fair
Poor
Critical

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs-Present Value
A - Foundations	$0
B - Envelope	$148,580
D20 - Plumbing	$11,860
D30 - HVAC	$70,810
D40 - Fire Protection	$12,860
D50 - Electrical	$8,710
G - Parking Lot	$435,000
TOTAL:	**$687,820**



Annual Projected Capital Replacement and Repair Needs



Condensing Unit at Golf Pro Shop Beyond Useful Life Expectancy.

Gas Water Heater in Maintenance Shop Beyond Useful Life Expectancy

Wood Fascia of Golf Pro Shop Roof Requiring Repainting

Wood Soffit of Golf Cart Barn Requiring Repair

Fire, Life, Safety

Fire alarm and suppression systems were observed in the Golf Pro Shop, but not in the Maintenance Shop. Considering the occupancy of the shop and the office spaces within, it is important to address any safety deficiencies to ensure the well-being of occupants and visitors. Recommend installation of fire alarm systems. Additionally, the kitchen hood fire suppression system within the Golf Pro Shop has exceeded its industry expected life, and replacement is recommended.

Mechanical & HVAC

The majority of HVAC systems across this property found in the Maintenance Shop and the Golf Pro Shop were given a poor condition score due to their age. The exhaust fans have all surpassed their useful life expectancy and necessitate replacement. Both condensing units and gas furnaces within the Golf Pro shop have also exceeded their industry expected life and require replacement to continue to provide optimal comfort for occupants.

Plumbing

Plumbing systems were minimal throughout the buildings, although the natural gas water heater within the Maintenance Shop has exceeded its useful industry life and requires replacement.

Electrical

The panel boards within the buildings, located in the Maintenance Shop and Gold Pro Shop, are functional and remain within their useful expected life.

Lighting Systems

The lighting systems in the buildings are primarily LED, but also contain older technologies such as CFL, sodium halide and T12 fixtures. It's recommended to transition to LED lighting throughout to maximize energy savings and address the upcoming difficulty of older technologies such as the T12 fixtures becoming unavailable.

ADA

The existing ADA accommodations for restrooms, entrances, and fixtures such as door hardware are considered satisfactory throughout these buildings.

Parking

There is an adequate amount of ADA spaces available where parking is available to the public, including van accessible spots with access aisles and appropriate signage. The Maintenance Shop lacked marked ADA spaces and signage, which would increase accessibility at this site if desired and added. Furthermore, resurfacing of the parking lot is recommended as it approaches the end of its industry expected life and in poor condition.

Building Envelope

Most envelope components of the building are original, with minimal wear issues observed. However, the wood facia and soffit of the roofs on the Golf Pro Shop and the Golf Cart Barn both display signs of weathering that necessitates attention and repainting to prevent dry rot. The golf cart barn additionally was observed with minimal debris in its gutters and some moss growing on its roof. The installation of gutter guards could extend the life of the gutters and therefore the building while also cutting costs associated with cleaning them. Minimal rust was observed on the metal frame of the doors to the exterior storage closet of the Maintenance shop, warranting attention.

Facility Category: Hunter Park-Daniel Meyer Pool Locker Rooms
Facility Age (Yrs): 40
Year Built: 1984
Total Square Footage: 5,506
Date(s) of Assessment: 4/9/2024

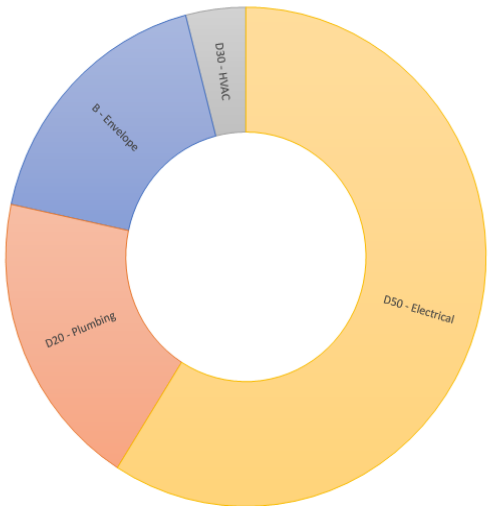
Hunter Park - Daniel Meyer Pool Locker Rooms
City of Ashland

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
13	3.5	12.8	$64,018	$3,028,300	0.02

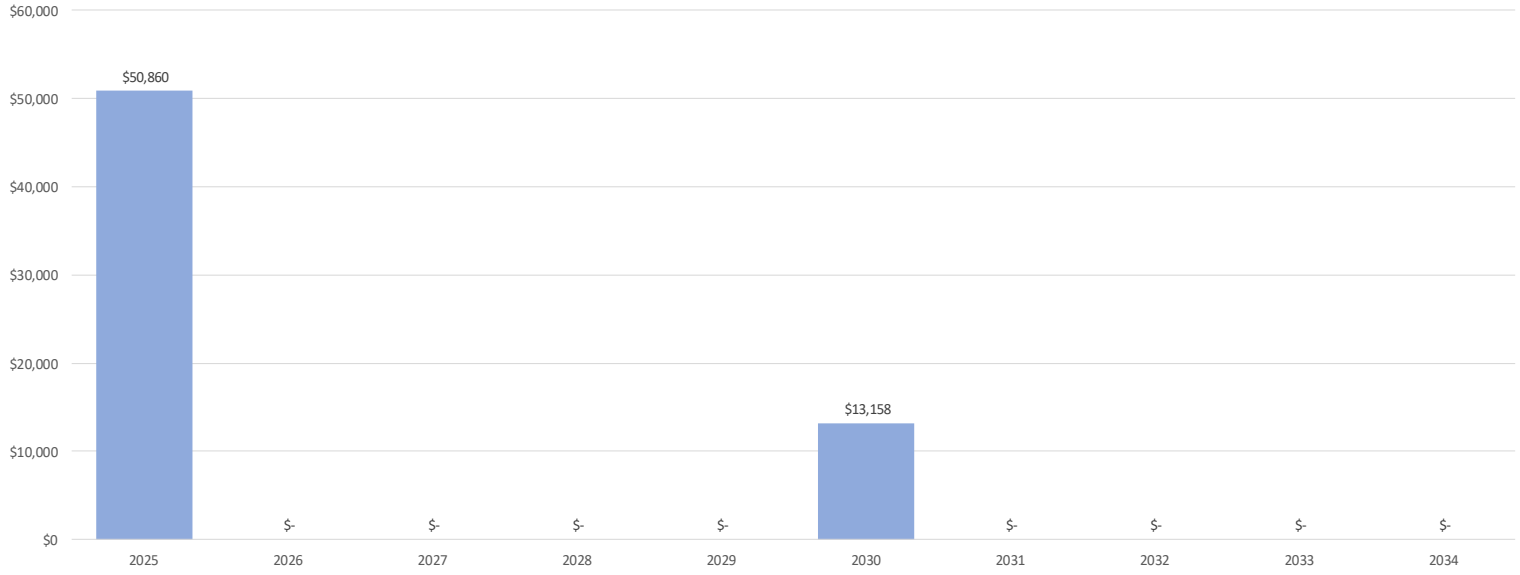
FCI Condition
Good
Fair
Poor
Critical

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs-Present Value
A - Foundations	$0
B - Envelope	$10,760
D20 - Plumbing	$11,860
D30 - HVAC	$2,470
D40 - Fire Protection	$0
D50 - Electrical	$36,080
G - Parking Lot	$0
TOTAL:	**$61,170**



Annual Projected Capital Replacement and Repair Needs



Unit Heater Surpassed Useful Life Expectancy

Water Heater Surpassed Useful Life Expectancy

Exposed insulation in Mechanical Room

Hole in Mechanical Room Ceiling

Fire, Life, Safety

There were not fire alarm or sprinkler systems found in the building. Considering the occupancy, it is important to address any safety deficiencies to ensure the well-being of occupants and visitors. Recommend installation of fire alarm systems.

Mechanical & HVAC

The electric unit heater in the mechanical basement of the pool locker rooms has surpassed its useful life expectancy, recommend replacement. The natural gas boiler and furnace are both in fair condition and within their industry expected life.

Plumbing

The gas water heater in the mechanical basement has significantly surpassed its useful life expectancy and is recommended for replacement.

Electrical

The electrical systems within the building are in fair condition and within their industry expected life.

Lighting Systems

Throughout the building there is a combination of CFL, T8 and sodium halide lighting fixtures, which were given poor scores for being older technologies that are becoming more unavailable for replacement. It is recommended to upgrade to LED lighting throughout the building to maximize energy savings.

ADA

The building is compliant with ADA standards, noting the benches in the locker rooms and showers and compliant hardware and fixtures, and accessible entrances.

Parking

While there is an adequate amount of ADA compliant spaces, including van accessible spaces and adjoining access aisles, the signage does not specify the van accessible spaces. Recommend updating signage.

Building Envelope

The building envelope is primarily in fair condition, with most assets within their industry expected life. However, the metal doors are beyond their useful expected life with some visible wear due to age and outdated hardware. Replacement recommended. Within the mechanical basement, there is exposed insulation on near the vaulted ceiling one on side, and a hole in the drywall ceiling above the doors that both necessitate attention.

Facility Category: Lift and Pump Stations
AVG Facility Age (Yrs): 22
Year Built: N/A
Total Square Footage: N/A
Date(s) of Assessment: 4/11/2024

Lift and Pump Stations
City of Ashland

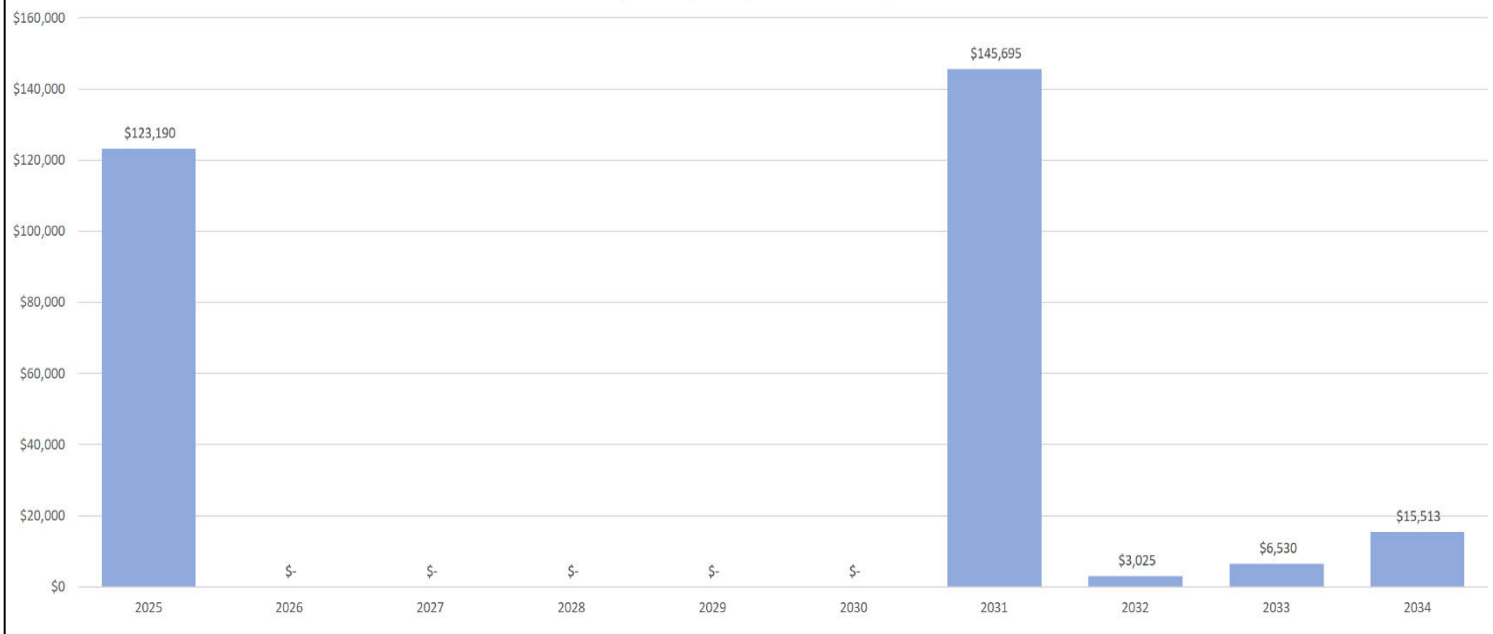
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
32	3.2	11.0	$248,480	N/A	N/A

10-Year Capital Replacement and Repair Needs by Asset Category

FCI Condition
Good
Fair
Poor
Critical

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundations	$0
B - Envelope	$18,000
D20 - Plumbing	$191,190
D30 - HVAC	$7,520
D40 - Fire Protection	$0
D50 - Electrical	$31,770
G - Parking Lot	$0
TOTAL:	**$248,480**

Annual Projected Capital Replacement and Repair Needs



No image

Dead Front Cover Missing

No image

Swap Door Knobs to Door Levers

No image

Combustible Material in Radiators

No image

Building Envelope Failing

FCA Scope of Work in Summary

Fire, Life, Safety

The fire alarm system, installed in 1996. It is recommended to reprogram or replace the panel due to its past useful life. Upgrading or modernizing the system is crucial to ensure it meets current safety standards and effectively alerts occupants in the event of a fire emergency.

Mechanical & HVAC

Various mechanical and HVAC components within the building exhibit signs of wear and aging. Most of these systems, such as split system ductless units and energy recovery units, have surpassed their useful service life. The impact of failure for these systems varies but generally falls within the moderate to severe range, depending on their criticality and backup availability.

Plumbing

Plumbing systems, including water heaters and pumps, are generally in fair condition (score 3). While they function adequately for now, regular maintenance and eventual replacement are expected due to their age. However, certain components, like the gas-fired boiler, have reached the end of their service life and require immediate attention.

Electrical

The electrical infrastructure of the building, including panel boards and lighting systems, requires close monitoring and maintenance. While some components are still in good condition (score 2), others, particularly the panel boards, exhibit signs of wear and aging, warranting a condition rating of 4.

Lighting Systems

The lighting systems in the building are a mix of technologies, with some fixtures needing upgrades for improved energy efficiency and performance. While certain areas have LED lighting, others still rely on older technologies like CFL and halogen. Overall, the condition of the lighting systems varies, with most rated at 4, indicating the need for maintenance or replacement soon to ensure optimal illumination and energy savings.

ADA

ADA standards, such as door hardware, and accessible restroom facilities, there are notable deficiencies, particularly concerning alternative accessible entrances and the limited provision of accessible parking spaces.

Parking

While street parking is available for the public, there are limitations, notably the lack of on-site parking and the absence of van accessible spaces. there remains room for improvement, particularly in expanding the number of accessible spaces and ensuring equitable access for individuals with disabilities. Enhancing parking facilities to align more closely with ADA standards will be essential to fostering an inclusive environment and meeting the diverse needs of building occupants and visitors.

Building Envelope

Original window frames from 1950, rated as a 5 on the condition scale, highlight a critical need for repair or replacement to prevent further deterioration and maintain energy efficiency. Additionally, exterior doors from the same era exhibit wear and tear, with hardware replacement recommended to enhance security and functionality. A joint failure in the masonry of the exterior wall, coupled with identified issues in the roofing from 2003, underscores the importance of addressing potential water ingress points to mitigate the risk of moisture damage and structural compromise.

Facility Category: Lithia Park Buildings
Facility Age (Yrs): 31
Year Built: 1990 to 1998
Total Square Footage: 6,643
Date(s) of Assessment: 4/8/2024

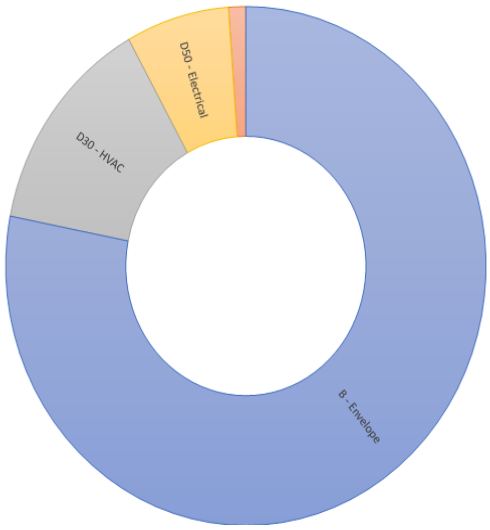
Lithia Park Shop and Storage Buildings
City of Ashland

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	Average FCI Rating
29	3.5	11.0	$304,284	$2,681,650	0.13

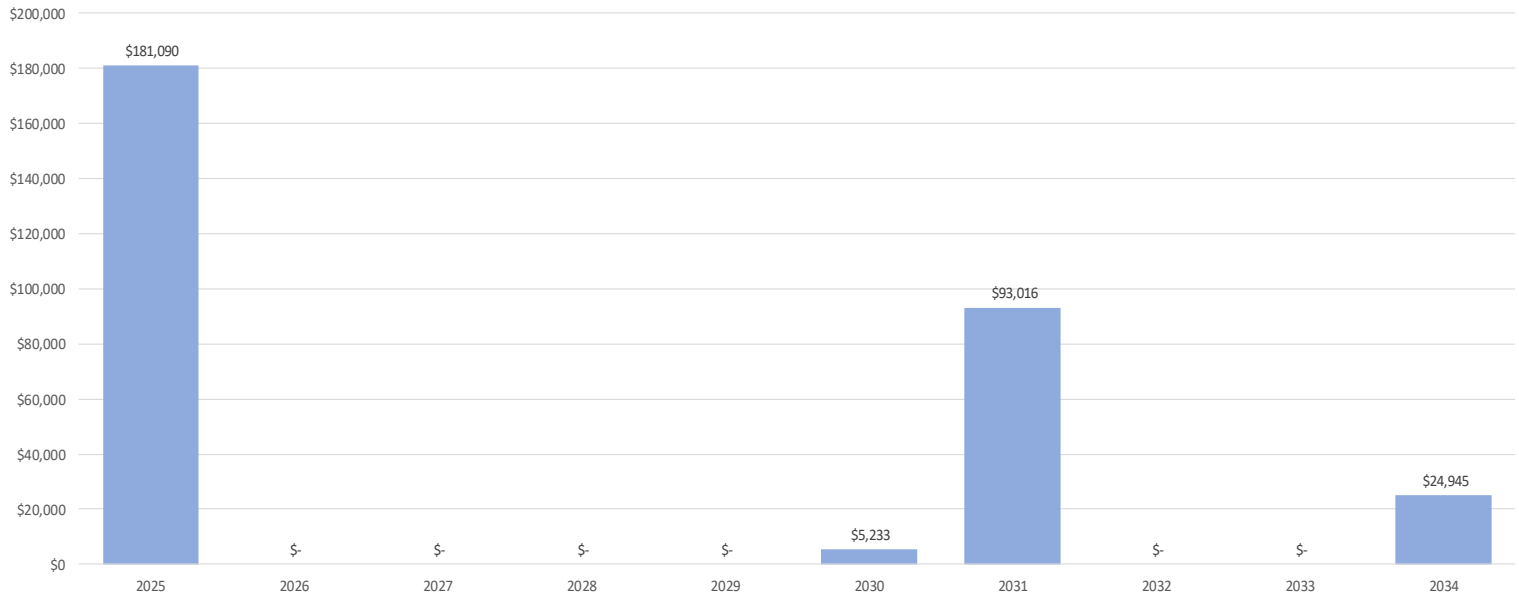
FCI Condition
Good
Fair
Poor
Critical

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs-Present Value
A - Foundations	$0
B - Envelope	$208,150
D20 - Plumbing	$3,100
D30 - HVAC	$36,820
D40 - Fire Protection	$0
D50 - Electrical	$18,510
G - Parking Lot	$0
TOTAL:	**$266,580**



Annual Projected Capital Replacement and Repair Needs



Vining Plants and Full Gutters at Lithia Park Material and Equipment Storage

Lithia Park Storage Roof in Poor Condition

Lithia Park Storage Roof Failing

Unit Heater Past Industry Expected Life at Lithia Park Material and Equipment Storage

Fire, Life, Safety

There were no fire alarm systems found in the Lithia Park Shop, Lithia Park Storage or Lithia Park Material and Equipment Storage buildings. Considering the occupancy of the Lithia Park Material and Equipment Storage Building, it is important to address any safety deficiencies to ensure the well-being of occupants and visitors. Recommend installation of fire alarm systems.

Mechanical & HVAC

The HVAC systems across all the buildings have surpassed their useful life expectancy. The Lithia Parks Materials and Equipment Storage building is heated with both a gas unit heater and an electric air handling unit located in the attic space.

Plumbing

The electric water heater located in the Lithia Park Material and Equipment Storage building is beyond its useful life expectancy, replacement recommended.

Electrical

All the panelboards withing the buildings are functional and remain within their useful service life.

Lighting Systems

The lighting systems within the buildings are a mix of LED, sodium halide, T8 and CFL fixtures. It is recommended to transition all lighting to LED to maximize energy savings and address the upcoming difficulty of older technologies such as the T8 fixtures becoming unavailable.

ADA

The Lithia Park Shop and Lithia Park Storage buildings are largely inaccessible due to the lack of accessible routes to main entrances and surrounding unpaved areas. Lithia Park Material and Equipment Storage lacks ADA accommodation in its restroom, but other ADA accommodations such as entrances and door hardware were satisfactory.

Parking

Where parking is available, there are no ADA compliant spots.

Building Envelope

Most envelope components are in fair condition and within their industry useful life, but both the Lithia Park Shop and the Lithia Park Storage building roofs are in poor condition and due for replacement, Lithia Storage especially due to damage, dry rot, moss growth and asset age. Gutters were observed full of tree debris, indicating that gutter guards could be necessary to allow gutters to perform as designed. The exterior wood siding of the Lithia Park Storage building has also exceeded its industry expected life. Additionally, it is recommended to remove vining plants and moss on or near the exterior wood siding and foundation of the Lithia Park Material and Equipment Storage building to extend asset life.

Facility Category: Office
Facility Age (Yrs): 34
Year Built: 1990
Total Square Footage: 2,384
Date(s) of Assessment: 4/9/2024

Nature Center Office
City of Ashland

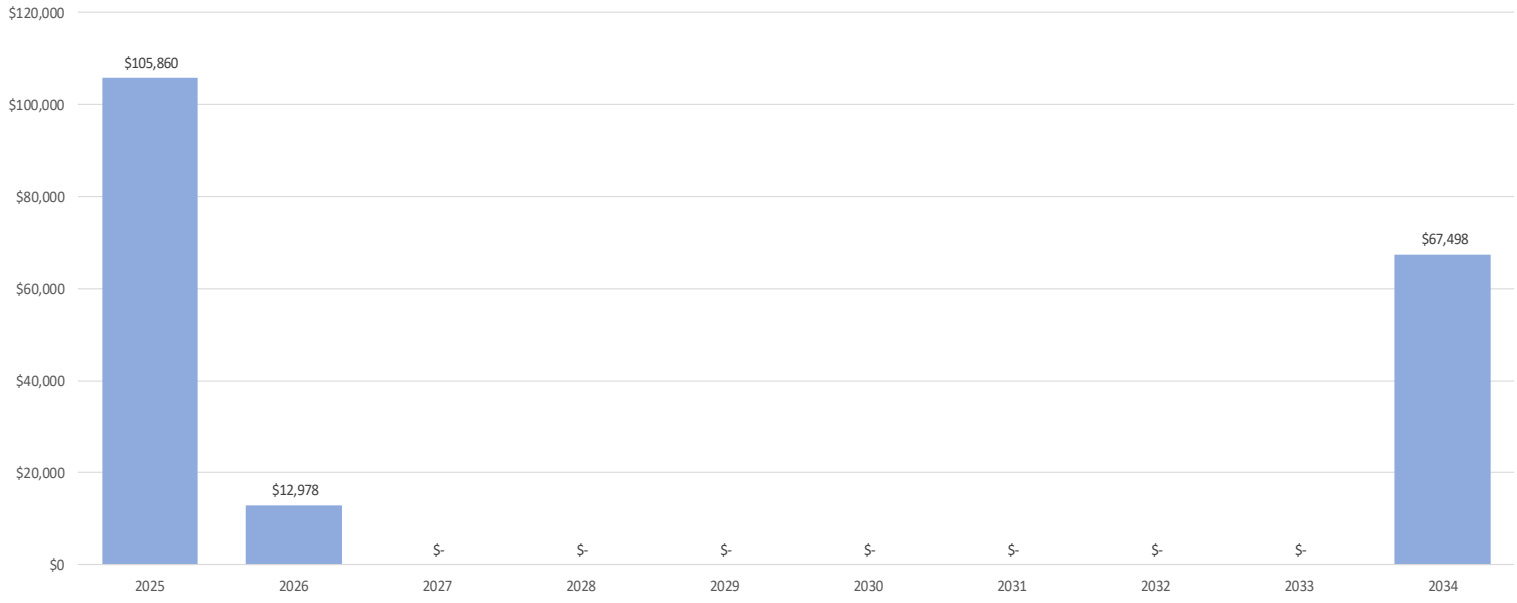
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
18	3.7	6.7	$186,336	$1,311,200	0.12

FCI Condition
Good
Fair
Poor
Critical

10-Year Capital Replacement and Repair Needs by Asset Category

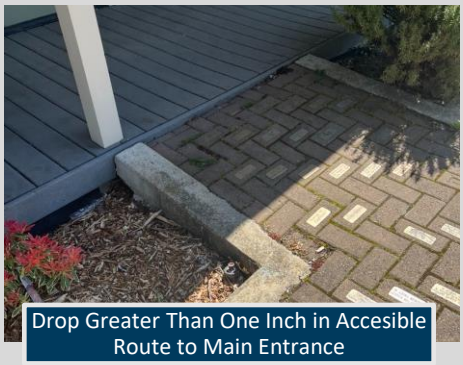
Uniformat Asset Category	10-Year Projected Capital Needs-Present Value
A - Foundations	$0
B - Envelope	$74,110
D20 - Plumbing	$830
D30 - HVAC	$50,220
D40 - Fire Protection	$0
D50 - Electrical	$2,230
G - Parking Lot	$34,340
TOTAL:	**$161,730**

Annual Projected Capital Replacement and Repair Needs



Outdoor Condensing Unit Beyond Industry Expected Life

Upstairs Water Heater Beyond Industry Expected Life



Drop Greater Than One Inch in Accesible Route to Main Entrance

Modified Bituminous Roof Beyond Industry Expected Life.

Fire, Life, Safety

The Nature Center Office has a fire alarm system as well as some emergency lighting on site. To further improve occupant safety, a fire sprinkler system could be added if desired.

Mechanical & HVAC

All the HVAC systems in the building have surpassed their industry useful life and require replacement. Electric split system air handling units are used to condition this space.

Plumbing

The electric water heater in the upstairs restroom that serves the building has reached the end of the expected industry life and requires replacement.

Electrical

Although minimal, the electrical systems are functional and remain within their useful service life.

Lighting Systems

The lighting systems in the building are split between LED and CFL fixtures. It is recommended to transition to LED lighting throughout to maximize energy savings.

ADA

The existing ADA accommodations for the building including door hardware, fixtures heights and restroom accessibility are satisfactory. However, the route from the parking lot to the main entrance requires attention, as there is a drop between the ramp and the porch of the building greater than one inch and does not meet accessibility standards.

Parking

There is a sufficient amount of ADA spaces within the lot including van accessible spots and access aisles, but there are notable deficiencies considering signage. Signs identifying ADA spots that include the International Symbol of Accessibility and read “van accessible” where relevant are recommended. Additionally, the parking lot has reached the end of its industry expected life, necessitating replacement.

Building Envelope

Most envelope components of the building are in fair condition with minimal wear issues observed. However, both the asphalt shingle and modified bituminous flat roof have reached the end of their useful industry life and require replacement to protect building integrity. The windows were notably newer than the building and in fair condition.

Facility Category: N Mountain Park Nature Center Barn
Facility Age (Yrs): 34
Year Built: 1990
Total Square Footage: 1,010
Date(s) of Assessment: 4/9/2024

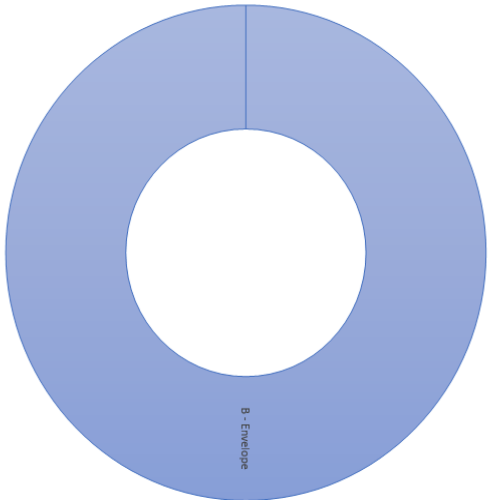
N Mountain Park Nature Center Barn
City of Ashland

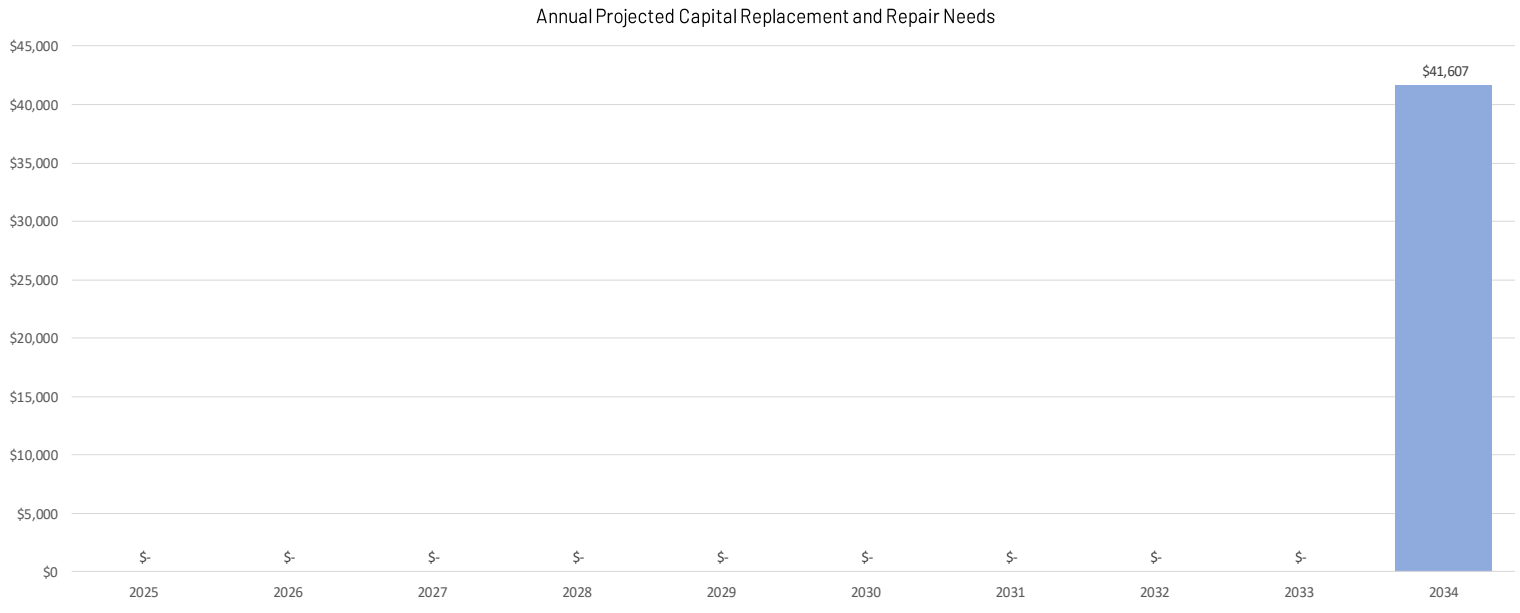
# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
4	3.0	24.5	$41,607	$328,300	0.13

FCI Condition
Good
Fair
Poor
Critical

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs-Present Value
A - Foundations	$0
B - Envelope	$26,820
D20 - Plumbing	$0
D30 - HVAC	$0
D40 - Fire Protection	$0
D50 - Electrical	$0
G - Parking Lot	$0
TOTAL:	**$26,820**





FCA Scope of Work in Summary

Ramp Too Steep to Meet ADA Requirements

Metal Roof in Fair Condition

Wood Siding in Fair Condition

Foundation in Fair Condition

Fire, Life, Safety

The Nature Center Barn is an unoccupied space used for storage, and therefore not equipped with fire safety systems.

Mechanical & HVAC

There are no mechanical or HVAC systems at this site.

Plumbing

There are no plumbing systems at this site.

Electrical

There are no electrical systems at this site.

Lighting Systems

There are no lighting systems at this site.

ADA

This building is largely inaccessible due to the lack of paved pathways from the road or other nearby accessible sites. A comprehensive assessment of the pathways leading to the site is advised to guarantee adequate accessibility for individuals with disabilities. There are also notable deficiencies at the main entrance which includes a ramp that is too steep, as well as door hardware at an inaccessible height.

Parking

The closest available parking would be that of the Nature Center Office by an unpaved path.

Building Envelope

All envelope components appear to be in fair condition with minimal wear issues. The exterior walls and doors are made up of wood, and there is a metal roofing system.

Facility Category: North Mountain Park Buildings
Facility Age (Yrs): 31
Year Built: 1990-1994
Total Square Footage: 12,474
Date(s) of Assessment: 4/9/2024

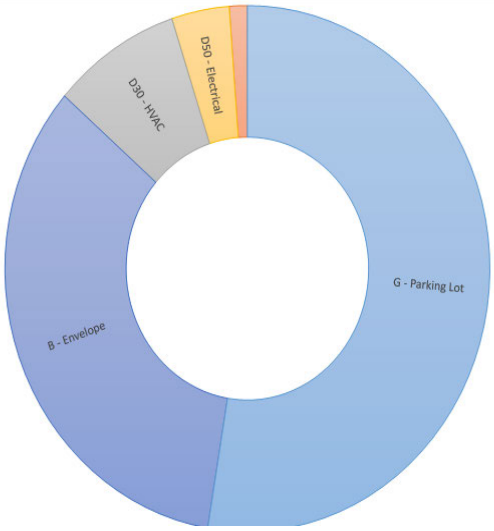
North Mountain Park Buildings
City of Ashland

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	Average FCI Rating
55	3.6	7.0	$948,993	$6,327,300	0.08

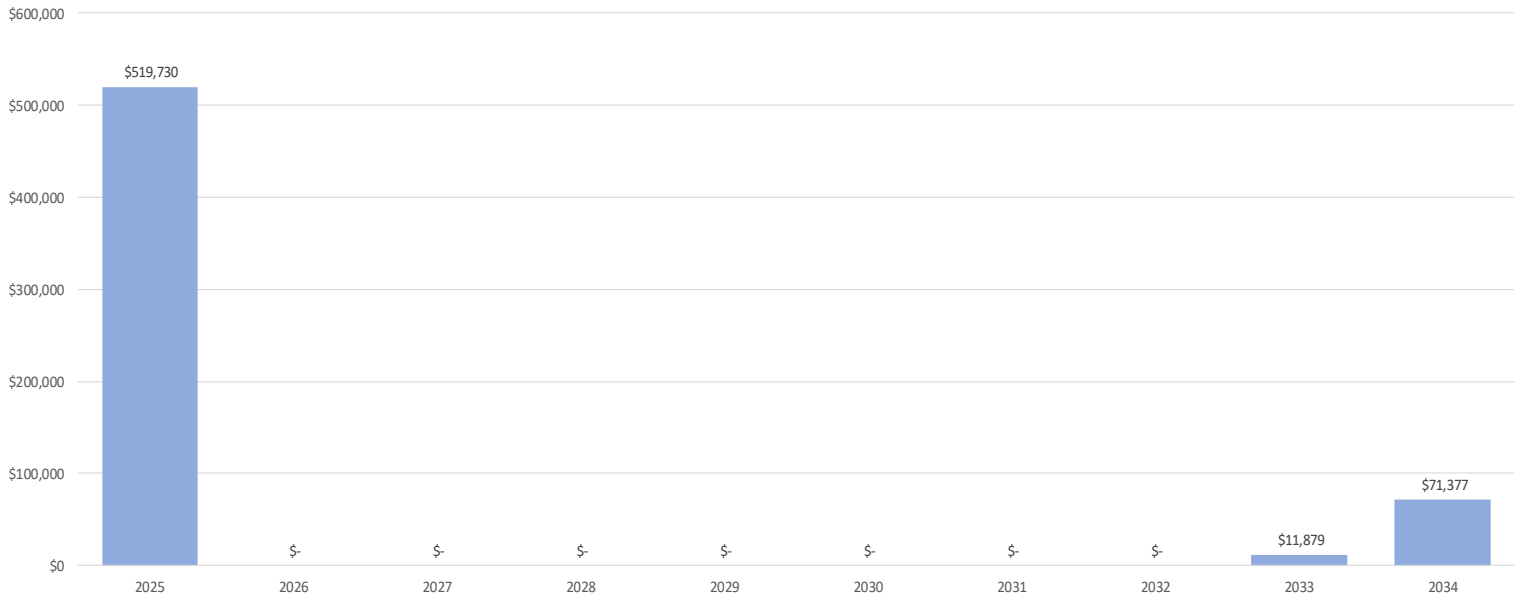
FCI Condition
Good
Fair
Poor
Critical

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundations	$0
B - Envelope	$293,950
D20 - Plumbing	$10,400
D30 - HVAC	$74,590
D40 - Fire Protection	$0
D50 - Electrical	$33,470
G - Parking Lot	$457,890
TOTAL:	**$870,300**



Annual Projected Capital Replacement and Repair Needs



Baseball Concession Stand, Restroom and Clubhouse Roof Fascia Rotting

Softball Concession Stand, Restroom and Clubhouse Unit Heaters Exceeding Useful Life

Softball Material and Equipment Storage Water Heater Exceeding Useful Life

Baseball Concession Stand, Restroom and Clubhouse ADA Parking Lacks Signage

Fire, Life, Safety

Currently, none of the North Mountain Park buildings were equipped with fire alarm systems. Considering the use of the buildings by students and the around the year use of the Softball Material and Equipment Storage building offices spaces, the installation of fire alarm systems is recommended.

Mechanical & HVAC

The HVAC systems across all buildings have surpassed their useful life expectancy and require replacement to provide optimal environments for building occupants. While electric unit heaters are used to heat the Baseball and Softball restrooms, concession stands, and clubhouses, ductless split systems are used to condition the Softball Material and Equipment Storage building.

Plumbing

All the electrical water heaters within the buildings have exceeded their useful life expectancy, warranting attention for replacement.

Electrical

Although minimal, the electrical systems are functional and remain within their useful service life.

Lighting Systems

The lighting systems in the buildings are primarily LED, but also contain older technologies such as CFL and T8 fixtures. It's recommended to transition to LED lighting throughout to maximize energy savings and address the upcoming difficulty of older technologies such as the T8 fixtures becoming unavailable.

ADA

ADA standards, such as door hardware, and accessible restroom facilities, there are notable deficiencies, particularly concerning alternative accessible entrances and the limited provision of accessible parking spaces.

The existing ADA accommodations at these sites are primarily satisfactory, with the exception of one building. The Baseball Batting Cages and Storage building does not have an accessible entrance or acceptable door hardware within accessible heights. A comprehensive assessment and reconfiguring of the pathway, entrances and door hardware at the batting cages would be needed to guarantee adequate accessibility for individuals with disabilities. Another issue was signage at parking spaces.

Parking

Where parking is available, the number of parking spaces for ADA requirements are considered sufficient, and all include van accessible spaces with adjoining access aisles. However, the paint in all lots is in poor condition, and all spots lack appropriate signage.

Building Envelope

The roofs of all buildings are due for replacement due to age, and the roof fascia of all buildings except the Baseball Batting Cages and Storage is rotting in some corners, necessitating repair or replacement to protect the structural integrity of the buildings. Additionally, the windows of the Softball Material and Equipment Storage building have exceeded their industry expected life.

Facility Category: Office
Facility Age (Yrs): 40
Year Built: 1984
Total Square Footage: 1,568
Date(s) of Assessment: 4/9/2024

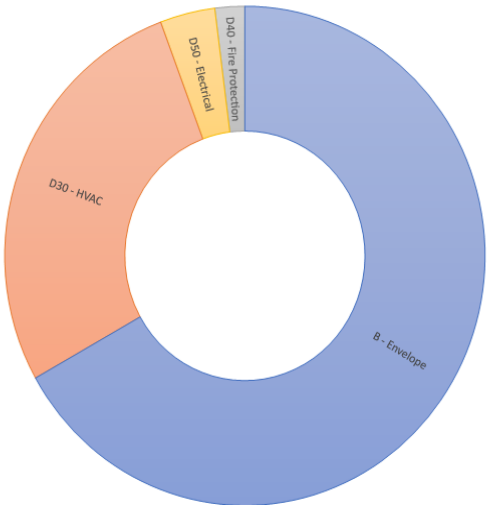
Parks Administrative Office - The Cabin
City of Ashland

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
13	3.6	6.8	$121,617	$1,254,400	0.10

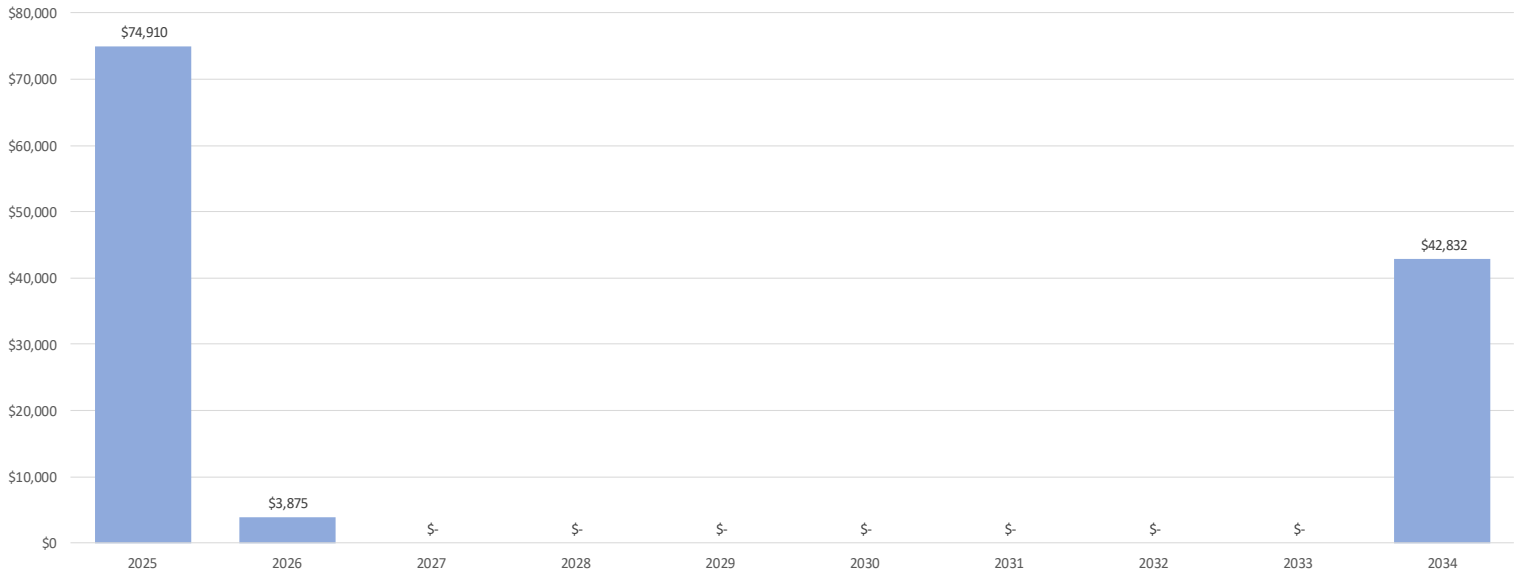
FCI Condition
Good
Fair
Poor
Critical

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs-Present Value
A - Foundations	$0
B - Envelope	$71,010
D20 - Plumbing	$0
D30 - HVAC	$29,140
D40 - Fire Protection	$2,130
D50 - Electrical	$3,930
G - Parking Lot	$0
TOTAL:	**$106,210**



Annual Projected Capital Replacement and Repair Needs



FCA Scope of Work in Summary

Glass Broken On Lower Level Storefront Exterior Doors

Indoor Air Handling Unit Beyond Industry Expected Life

Outdoor Condensing Unit Beyond Industry Expected Life

Asphault Shingle Roof Beyond Industry Expected Life

Fire, Life, Safety

This building is served by the dry sprinkler system located in the Administrative Annex building next door, enhancing fire safety measures.

Mechanical & HVAC

The electric condensing units, air handling units and radiant base board heaters have all exceeded their industry expected life and require replacement.

Plumbing

There are no plumbing assets within the building.

Electrical

The panelboard located in the building has reached the end of its useful industry life and requires replacement.

Lighting Systems

The lighting systems in the building are a mix LED and T8 fixtures. It is recommended to transition to LED throughout the building to maximize energy savings and address the issue of T8 fixtures becoming unavailable.

ADA

The existing ADA accommodations at the site are considered satisfactory, including the entrance, door hardware and appropriate signage.

Parking

The parking lot, and ADA spots especially, exhibits extreme moss growth covering the asphalt in shady areas and is in poor condition. Large nearby trees have also cracked the surface in places, necessitating attention and repair.

Building Envelope

Most envelope components are in fair condition and exhibit minimal wear. However, the windows and asphalt shingle roof both require replacement due to exceeding their useful industry life.

Facility Category: Parks Rest Rooms
Facility Avg Age (Yrs): 33
Year Built: 1973 to 2017
Total Square Footage: 16,782
Date(s) of Assessment: 4/8-10/2024

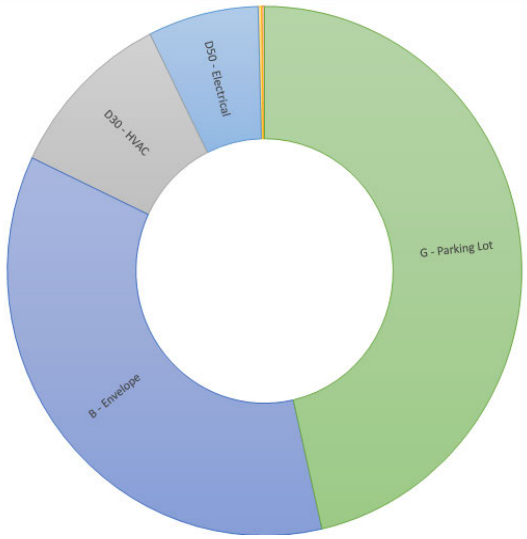
Parks Rest Rooms
City of Ashland

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	Average FCI Rating
164	3.4	12	$1,049,931	$9,230,100	0.10

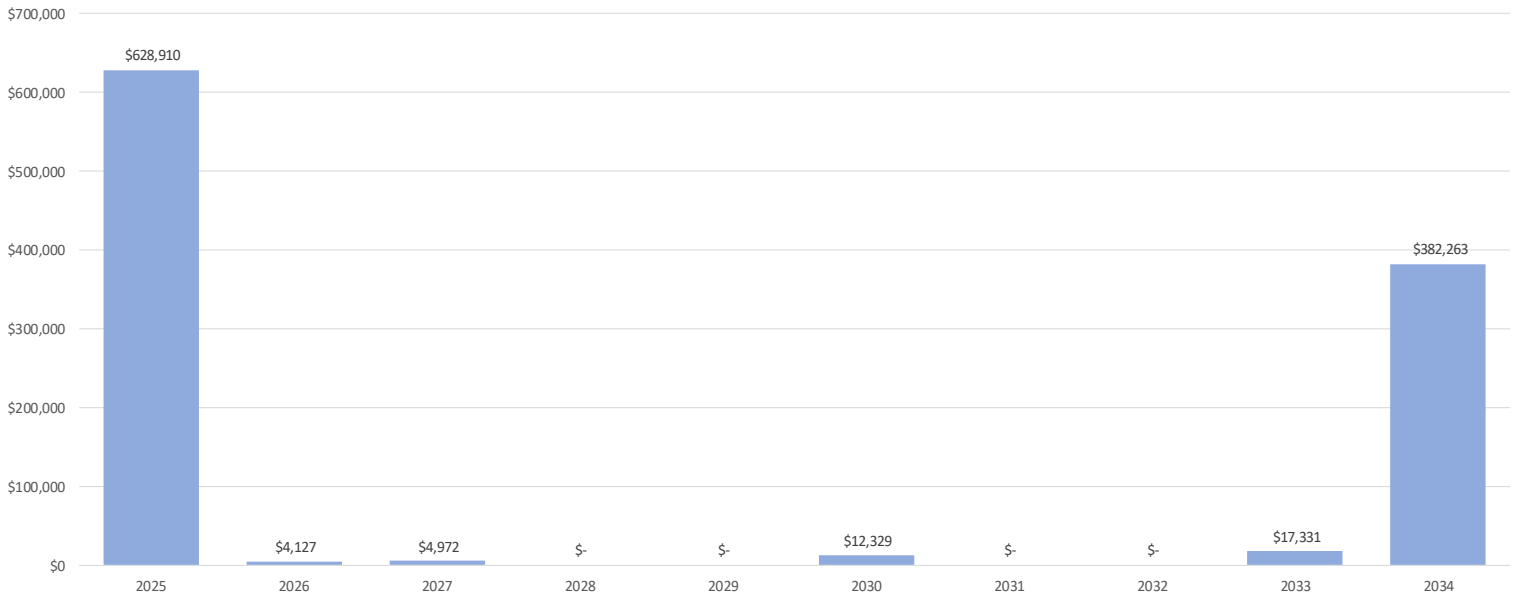
FCI Condition
Good
Fair
Poor
Critical

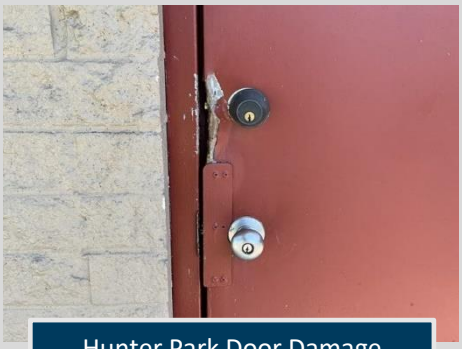
10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs- Present Value
A - Foundations	$0
B - Envelope	$316,240
D20 - Plumbing	$1,660
D30 - HVAC	$94,310
D40 - Fire Protection	$1,930
D50 - Electrical	$61,660
G - Parking Lot	$412,100
TOTAL:	**$887,900**



Annual Projected Capital Replacement and Repair Needs





Hunter Park Door Damage

Swim Reservoir Siding Rust

Dirty Coils Parks Annex

Metered Faucet ADA Requierments

Fire, Life, Safety

Currently, none of the restrooms within the city parks of Ashland are equipped with fire alarm systems. While the focus on fire safety may not be as prominent in a public restroom compared to larger buildings, it's still important to address any safety deficiencies to ensure the well-being of occupants and visitors. This may include measures such as proper ventilation, emergency lighting, and compliance with relevant building codes and regulations. However, it's noteworthy that the Public Rest Room associated with the Parks Annex does have a dry system in place, enhancing fire safety measures.

Mechanical & HVAC

The HVAC systems across all restrooms have surpassed their useful life expectancy. While most restrooms utilize small unit heaters, gas-fired furnaces are installed at Hunter and Lithia Park Cotton Memorial Restrooms.

Plumbing

Water heaters and sump pumps within the restrooms have also exceeded their useful life expectancy, warranting attention for replacement or upgrade.

Electrical

Although minimal, the electrical systems are functional and remain within their useful service life.

Lighting Systems

Lighting systems within the restrooms vary, primarily consisting of fluorescent fixtures with some LED lighting. It's recommended to transition to LED lighting throughout and integrate PIR sensors for energy efficiency.

ADA

The existing ADA accommodations in the restrooms are considered satisfactory. However, a comprehensive assessment of the pathways leading to the restrooms is advised to guarantee adequate accessibility for individuals with disabilities. Some metered faucets are in place. While they meet ADA standards, ensure that water flows for a minimum of 10 seconds.

Parking

If available, parking spaces for ADA requirements are considered sufficient. Furthermore, resurfacing of the parking lot at Hunter Park is necessary to uphold accessibility standards.

Building Envelope

Most envelope components of the restrooms are original, with minimal wear issues observed. However, the door at Hunter Park has sustained forced entry damage and necessitates replacement. Other doors may require hardware replacements. Siding is generally adequate with moderate wear, although the swim reservoir restroom's metal siding shows signs of rust and deterioration. Roofing systems across several buildings, including The Dog Park, Garden Way, Garfield, Lithia Playground, Parks Admin Public Rest Room, Railroad, and the Skate Park, require replacement due to aging. Considering minimal usage, the recommendation is to install metal roofing systems for longevity and durability.

Facility Category: Senior Center
Facility Age (Yrs): 26
Year Built: 1998
Total Square Footage: 4,396
Date(s) of Assessment: 4/10/2024

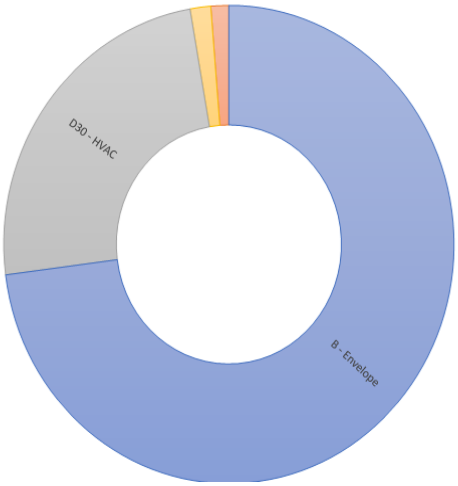
Senior Center
City of Ashland

# Assets Evaluated	Average Asset Condition Score (1-5)	Average Asset Observed Remaining Life	10-Year Projected Capital Needs	Building Replacement Value	FCI Rating
24	3.6	7.1	$391,246	$1,033,100	0.38

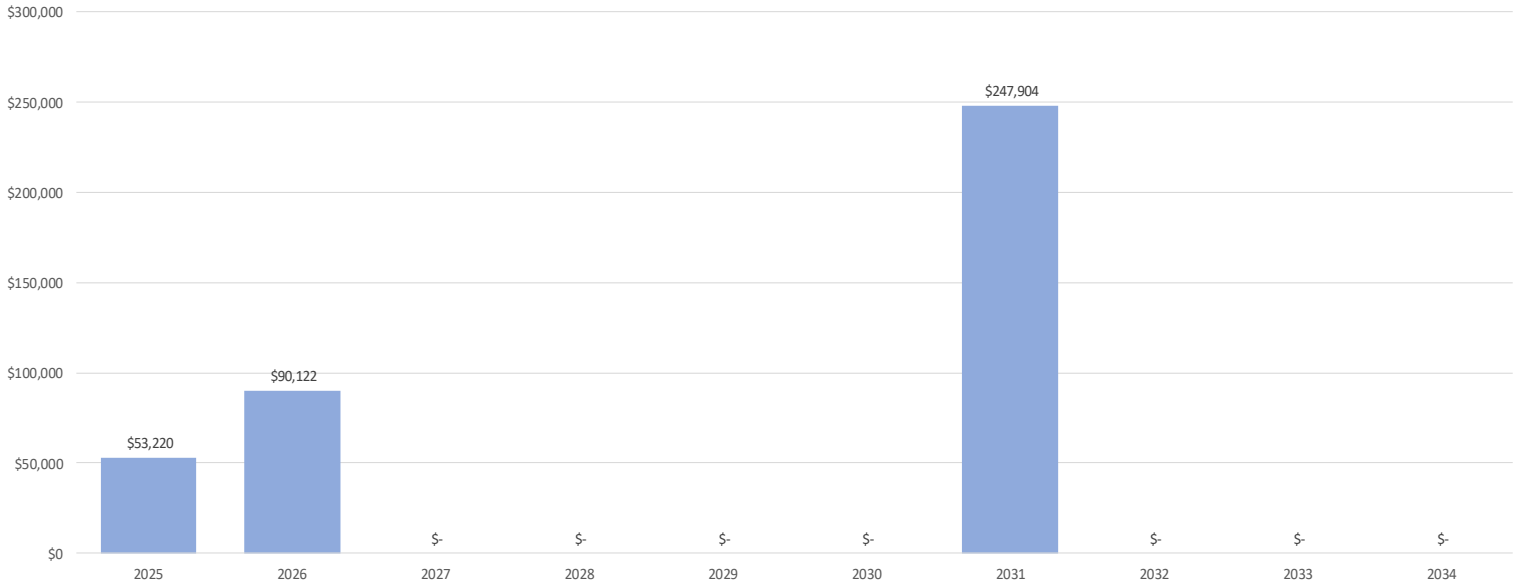
FCI Condition
Good
Fair
Poor
Critical

10-Year Capital Replacement and Repair Needs by Asset Category

Uniformat Asset Category	10-Year Projected Capital Needs
A - Foundations	$0
B - Envelope	$236,430
D20 - Plumbing	$4,160
D30 - HVAC	$78,650
D40 - Fire Protection	$0
D50 - Electrical	$4,800
G - Parking Lot	$0
TOTAL:	**$324,040**



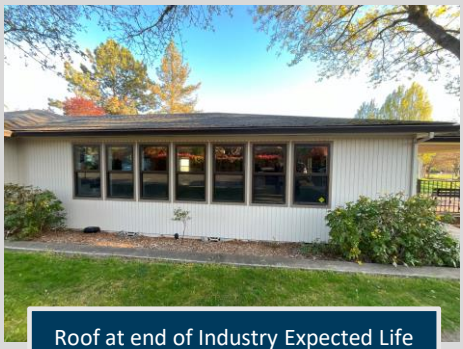
Annual Projected Capital Replacement and Repair Needs



Condensing Unit Past Industry Expected Life

Window Frames Experiencing Weathering

Roof Overhang Wood Broken



Roof at end of Industry Expected Life

Fire, Life, Safety

There was not a fire alarm or sprinkler system found in the building, however there were fire extinguishers throughout. Considering the occupancy, it is important to address any safety deficiencies to ensure the wellbeing of occupants and visitors. Recommend installation of fire alarm systems.

Mechanical & HVAC

The HVAC systems within the Senior Center have all surpassed their industry expected life save for the air handler in the closet of office #105. Replacement of all other exhaust fans, split system condensing, and air handling units recommended.

Plumbing

The electric water heater that serves the kitchen is in fair condition, whereas the electric water heater in the foyer is at the end of its useful life expectancy.

Electrical

The panelboards in the building are functional, in fair condition, and remain within their industry expected life.

Lighting Systems

Lighting systems within the building are split between primarily LED lighting with some CFL fixtures. It is recommended to transition to LED lighting throughout to maximize energy savings.

ADA

All restrooms were ADA compliant, although there was not proper signage on the restrooms adjoining the dining room. Besides parking all other ADA accommodations were satisfactory.

Parking

While there was a sufficient amount of ADA spots reserved for the building with appropriate signage, there were no van accessible spot or access aisles among the spaces. Additionally, only half the accessible spots had an accessible curb ramp.

Building Envelope

Overall, the envelope of the building is in fair condition, with the wood siding around the front windows and under the roof overhang only needing minimal attention to prevent entry of pests or further weathering. The roof has reached the end of its industry expected life, replacement recommended within the next 2 years.

CITY OF ASHLAND PARKS REPORT FCI RATING

Table 2-3: City of Ashland Parks Report FCI Rating

Facility Name	Report	FCI Rating (1 - 10 Yr Selection)
Golf Pro Shop and Driving Range	Golf Buildings	0.10
Golf Maintenance Shop	Golf Buildings	0.04
Golf Cart Barn	Golf Buildings	0.00
Lithia Parks Materials & Equipment Storage	Lithia Park Buildings	0.11
Lithia Park Storage	Lithia Park Buildings	0.11
Lithia Park Shops	Lithia Park Buildings	0.19
N Mountain Park Softball material and equipment storage	North Mountain Park Buildings	0.10
N Mountain Park Shop & Softball concession stand, RR, clubhouse	North Mountain Park Buildings	0.09
N Mountain Park Baseball concession stand, RR, clubhouse	North Mountain Park Buildings	0.08
N Mountain Park Baseball batting cage & storage	North Mountain Park Buildings	0.04
Swim Reservoir RR	Parks Rest Room	0.13
Skate Park RR	Parks Rest Room	0.15
RR South Lithia Bandshell	Parks Rest Room	0.04
Railroad Park RR	Parks Rest Room	0.12
Parks Admin, aka parks annex and public RR	Parks Rest Room	0.13
Lithia Park Tennis Court RR	Parks Rest Room	0.10
Lithia Park Root Memorial RR	Parks Rest Room	0.07
Lithia Park Playground RR	Parks Rest Room	0.15
Lithia Park Cotton Memorial RR	Parks Rest Room	0.05
Hunter Park RR	Parks Rest Room	0.03
Golf Maintenance & RR	Parks Rest Room	0.07
Garfield Park RR	Parks Rest Room	0.07
Garden Way Park RR	Parks Rest Room	0.14
Dog Park RR	Parks Rest Room	0.16
Ashland Creek Park RR	Parks Rest Room	0.02

Capital Planning

The 30-year present value in today's dollars, including 2nd and 3rd replacement costs, of replacing equipment reviewed in this study for The City of Ashland assessed in this report is $72,045,025**.** This equals $ 2,401,500 per year for the next 30 years in today's dollars.

These costs are estimates for what it will take to replace the existing assets with like-in-kind systems when they reach their end of life. It does not consider potential technology upgrades, changes in demand at the facilities, or alternative sources of funding such as capital levies, bonds, or financing.

The ***estimated*** average remaining life ass assets, systems, and components *found within the inventory workbook* for Ashland is approximately **6.3 years**. This does not necessarily mean that there will be a failure at that time, but the probability of failure increases each year past the expected life date. Planned replacements always cost less than unplanned emergency replacements.

The term "expected useful life" is relevant because as equipment approaches or passes its expected useful life, the probability of failure dramatically increases. The bathtub curve is a widely used analogy that reliability engineers use to demonstrate equipment failure rates over time.

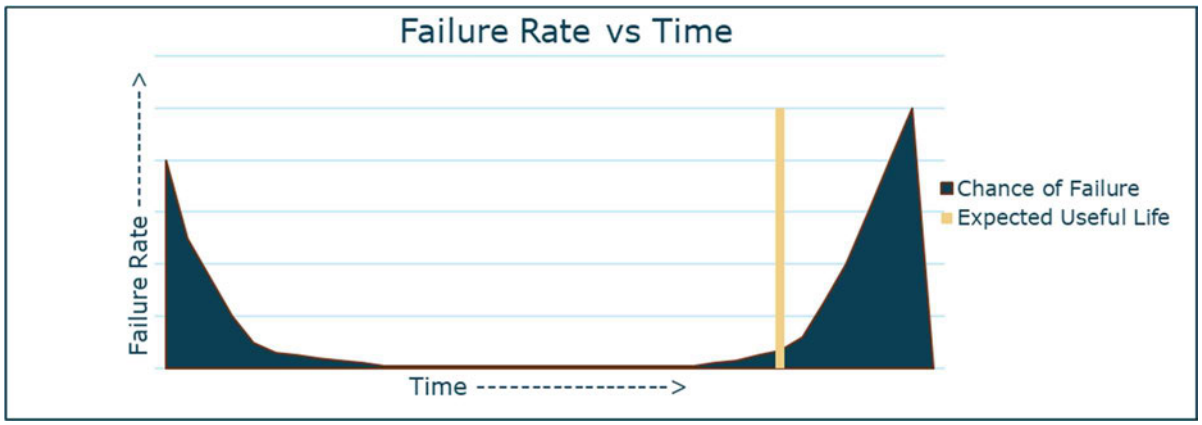


Figure 2-5: Bathtub curve.

Section

4

Appendix

Appendix A

Appendix A: ADA Survey

The inspection appendix delineates the regulatory framework surrounding “path of travel” requirements outlined in the Americans with Disabilities Act (ADA). With a particular emphasis on alterations made to public accommodations and commercial facilities. This Accessibility Review serves as an evaluation of a property's adherence to pertinent federal, state, and local accessibility regulations. The ADA, enacted in 1990, lacks a "grandfathering" provision for older facilities, meaning that all establishments, ***regardless of age,*** are subject to compliance. Additionally, state, and local building accessibility codes must also be followed.

The primary standards for ADA compliance are established in the 2010 ADA Standards for Accessible Design (Standards), which outline minimum requirements for newly designed, constructed, or altered state and local government facilities, public accommodations, and commercial establishments. These standards are enforced to ensure that these facilities are readily accessible and usable by individuals with disabilities. Moreover, other regulations, such as the Fair Housing Amendments Act and the Uniform Federal Accessibility Standards, supplement the ADA in governing accessibility standards.

Accessibility Reviews were completed for existing facilities. The accessibility review includes an evaluation of the paths of travel throughout the exterior and interior portions of a property, as well as the accessible design of parking spaces, ramps, stairs, public spaces, restrooms, signage, guestrooms, residential dwelling units, and other special uses.

*Architectural Barriers Act (ABA) Standards

The ABA stands as the first measure by Congress to ensure access to the built environment for people with disabilities. The law requires that buildings or facilities that were designed, built, or altered with federal dollars or leased by federal agencies after August 12, 1968, be accessible. Facilities that predate the law generally are not covered, but alterations or leases undertaken after the law took effect can trigger coverage.

The law covers a wide range of facilities, including U.S. post offices, Veterans Affairs medical facilities, national parks, Social Security Administration offices, federal office buildings, U.S. courthouses, and federal prisons. It also applies to non-government facilities that have received federal funding, such as certain schools, public housing, and mass transit systems.

The ABA is enforced through standards for accessible design. Four Federal agencies are responsible for these standards: the Department of Defense, the Department of Housing and Urban Development, the General Services Administration, and the U.S. Postal Service. The standards indicate where access is required and provide detailed specifications for ramps, parking, doors, elevators, restrooms, assistive listening systems, fire alarms, signs, and other accessible building elements. Facilities covered by the ABA must meet these standards.

Appendix A

ADA Reports by Building

Ashland Creek Park Restroom

ADA ASSESSMENT - Ashland Creek Park Restroom				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			X	
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.			X	
Ramps are sloped no greater than 1:12.			X	
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Dog Park Restroom

ADA ASSESSMENT - Dog Park Restrooms				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.		X		
There are signs reading "van accessible" at van accessible spaces.		X		
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Garden Way Park Restroom

ADA ASSESSMENT - Garden Way Park Restroom				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			X	
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Garfield Park Restrooms

ADA ASSESSMENT - Garfield Park Restrooms				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.	X			
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Golf Maintenance and Covered Area

ADA ASSESSMENT - Golf Maintenance Covered Area and Restrooms				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).		X		
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.			X	
Ramps are sloped no greater than 1:12.			X	
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Golf Maintenance Shop

ADA ASSESSMENT - Golf Maintenance Shop				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			X	
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.			X	
Ramps are sloped no greater than 1:12.			X	
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Hunter Park – Daniel Meyer Pool

ADA ASSESSMENT - Hunter Park: Daniel Meyer Pool House				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.		X		
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.	X			
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Hunter Park

ADA ASSESSMENT - Hunter Park Daniel Meyer Pool and Restrooms				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.		X		
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.	X			
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Lithia Park Cotton Memorial Restroom

ADA ASSESSMENT - Lithia Park Cotton Memorial Restroom				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.		X		
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			X	
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.		X		
Ramps are sloped no greater than 1:12.			X	
The main entrance is accessible.		X		Not ADA compliant, recommended to add paving
If the main entrance is not accessible, there is an alternative accessible entrance.		X		
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			

Appendix A

Lithia Park Material and Equipment Storage

ADA ASSESSMENT - Lithia Park Material and Equipment Storage				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			X	
There is at least 1 van accessible parking space among the accessible spaces.		X		
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.			X	
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).		X		
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.		X		
There is a route to the accessible toilet room(s) that does not include stairs.			X	
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			

Appendix A

Lithia Park Playground Restroom

ADA ASSESSMENT - Lithia Park Playground Restroom				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.		X		Not all spots have signs
There are signs reading "van accessible" at van accessible spaces.		X		Not all spots have signs
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			

Appendix A

Lithia Park Root Memorial Restroom

ADA ASSESSMENT - Lithia Park Root Memorial Restroom				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).		X		
There is at least 1 van accessible parking space among the accessible spaces.		X		
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Lithia Park Restroom South of Bandshell

ADA ASSESSMENT - Lithia Park Restroom South of Bandshell				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.		X		
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			X	
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.			X	
Ramps are sloped no greater than 1:12.			X	
The main entrance is accessible.		X		
If the main entrance is not accessible, there is an alternative accessible entrance.		X		
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.		X		
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.		X		Paved route to main entrance uneven slope with an inch drop
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			

Appendix A

Lithia Park Storage

ADA ASSESSMENT - Lithia Parks Storage				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			X	
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.			X	
Ramps are sloped no greater than 1:12.			X	
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.			X	
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.			X	
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).			X	
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.			X	
The door can be opened easily (5 lbs. maximum force).			X	
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.			X	

Appendix A

Lithia Park Tennis Court Restroom

ADA ASSESSMENT - Lithia Park Tennis Court Restroom				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			X	
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.			X	
Ramps are sloped no greater than 1:12.			X	
The main entrance is accessible.		X		Path to main entrance is not ADA compliant, recommend paving paths to restrooms
If the main entrance is not accessible, there is an alternative accessible entrance.		X		
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.			X	
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			

Appendix A

Lithia Park Shops

ADA ASSESSMENT - Lithia Park Shops				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.		X		
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).		X		
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.			X	
Ramps are sloped no greater than 1:12.			X	
The main entrance is accessible.		X		
If the main entrance is not accessible, there is an alternative accessible entrance.		X		
The alternative accessible entrance can be used independently and during the same hours as the main entrance.	X			
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.		X		
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.		X		
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).			X	No toilets
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.			X	
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			

Appendix A

North Mountain Park Baseball Batting Cage and Storage

ADA ASSESSMENT - North Mountain Park Baseball Batting Cage and Storage				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			North Mountain Parking lot is accessible and connected to a paved path leading to the batting cages.
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.		X		
There are signs reading "van accessible" at van accessible spaces.		X		
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.		X		Although there is a paved path, the paving does not extend to the main entrance of the batting cages, where there is a door frame that is a few inches above the ground with no ramp
If the main entrance is not accessible, there is an alternative accessible entrance.		X		
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.		X		
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.		X		
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).			X	No bathrooms
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.			X	
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

North Mountain Park Baseball Concession Stand, Clubhouse, and Restroom

ADA ASSESSMENT - North Mountain Park Baseball Concession Stand, Clubhouse and Restroom				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.		X		
There are signs reading "van accessible" at van accessible spaces.		X		
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.		X		
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

North Mountain Park Softball Concession Stand, Clubhouse, and Restroom

ADA ASSESSMENT - North Mountain Park Softball Concession Stand, Clubhouse and Restroom				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.		X		
There are signs reading "van accessible" at van accessible spaces.		X		
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.	X			
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

North Mountain Park Nature Center Barn

ADA ASSESSMENT - North Mountain Park Nature Center Barn				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.		X		The barn is greatly inaccesible
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			X	
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.			X	
Ramps are sloped no greater than 1:12.		X		
The main entrance is accessible.		X		While there is a ramp to the
If the main entrance is not accessible, there is an alternative accessible entrance.		X		
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.		X		
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.		X		
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).			X	
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.			X	
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.			X	
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.			X	

Appendix A

North Mountain Park Nature Center Office

ADA ASSESSMENT - North Mountain Park Nature Center Office				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.		X		
There are signs reading "van accessible" at van accessible spaces.		X		
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.		X		Accessible route from parking spaces to door has a one inch drop from the porch to the ramp.
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

North Mountain Park Softball Material and Equipment Storage

ADA ASSESSMENT - North Mountain Park Softball Material and Equipment Storage				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			The access aisles aren't directly connected to the accessible route , but there is an accessible way to get to the route.
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.		X		
There are signs reading "van accessible" at van accessible spaces.		X		
If the accessible route crosses a curb, there is a curb ramp.			X	Ramp unnecessary, as route is the same level as the parking lot
Ramps are sloped no greater than 1:12.		X		
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.	X			
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.			X	
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Admin Office, Annex, and Public Restrooms

ADA ASSESSMENT - Admin Office, Annex and Public Restrooms				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.	X			
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			

Appendix A

Railroad Park Restroom

ADA ASSESSMENT - Railroad Park Restroom				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			X	
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.			X	
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Senior Center

ADA ASSESSMENT - Senior Center				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.		X		
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.		X		No access aisles from accesible parking spots
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.		X		Half of the accessible parking spots do not have crubs ramps near them
Ramps are sloped no greater than 1:12.		X		
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			No accessibility signage on half of the restrooms
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Skate Park Restroom

ADA ASSESSMENT - Skate Park Restroom				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			X	
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Swim Reservoir Restroom

ADA ASSESSMENT - Lithia Parks Swim Reservoir Restroom				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).		X		
There is at least 1 van accessible parking space among the accessible spaces.			X	
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			X	
The access aisles adjoin an accessible route.			X	
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			X	
There are signs reading "van accessible" at van accessible spaces.			X	
If the accessible route crosses a curb, there is a curb ramp.				
Ramps are sloped no greater than 1:12.		X		
The main entrance is accessible.		X		The ramp from the unpaved parking lot is too steep, and the paving is sinking infront of the bathroom entrance, causing a inch or greater curb.
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			Stall lacks appropriate signage
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.		X		
There is a route to the accessible toilet room(s) that does not include stairs.			X	
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			

Appendix A

Golf Pro Shop and Driving Range

ADA ASSESSMENT - Golf Pro Shop and Driving Range				
	YES	NO	N/A	COMMENTS
There is at least 1 route from site arrival points that does not require the use of stairs.	X			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).	X			
There is at least 1 van accessible parking space among the accessible spaces.	X			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.	X			
The access aisles adjoin an accessible route.	X			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.	X			
There are signs reading "van accessible" at van accessible spaces.	X			
If the accessible route crosses a curb, there is a curb ramp.	X			
Ramps are sloped no greater than 1:12.	X			
The main entrance is accessible.	X			
If the main entrance is not accessible, there is an alternative accessible entrance.			X	
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			X	
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			X	
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	X			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.	X			
In locker rooms, there is at least one room with a bench.			X	
At least one toilet room is accessible (either one for each sex or one unisex).	X			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			X	
There is a route to the accessible toilet room(s) that does not include stairs.	X			
The door can be opened easily (5 lbs. maximum force).	X			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.	X			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.	X			