



Silver Lake Campground Facility Condition Assessment

Final Report

August 16, 2024



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Executive Summary

Introduction

On June 4th, 5th and the 7th Kitchell EAS conducted a complete Facility Condition Assessment (FCA) of the Silver Lake Campground located at 29981 Plasses Road in Pioneer, California. The facilities and elements assessed are listed below:

- | | | |
|--------------|----------------------|-------------------------------|
| 1. Cabin A | 25. Cabin S3 | 49. Kitchen |
| 2. Cabin B1 | 26. Cabin S4 | 50. Lodge |
| 3. Cabin B2 | 27. Cabin T1 | 51. Manager's Office |
| 4. Cabin D | 28. Cabin T2 | 52. Nurse |
| 5. Cabin E1 | 29. Cabin T3 | 53. Pop's Garage |
| 6. Cabin E2 | 30. Cabin T4 | 54. Restroom |
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| 9. Cabin G2 | 33. Cabin U1 | 57. Storage 1 |
| 10. Cabin G3 | 34. Cabin U2 | 58. Storage 2 |
| 11. Cabin G4 | 35. Cabin U3 | |
| 12. Cabin I | 36. Cabin V1 | |
| 13. Cabin J | 37. Cabin V2 | |
| 14. Cabin K | 38. Cabin V3 | |
| 15. Cabin M | 39. Cabin W1 | |
| 16. Cabin N | 40. Cabin W2 | |
| 17. Cabin O | 41. Cabin W3 | |
| 18. Cabin P | 42. Cabin X | |
| 19. Cabin Q1 | 43. Cabin Y1 | |
| 20. Cabin Q2 | 44. Cabin Y2 | |
| 21. Cabin R1 | 45. Cabin Z | |
| 22. Cabin R2 | 46. Cook Shack (Ray) | |
| 23. Cabin S1 | 47. Crafts | |
| 24. Cabin S2 | 48. Electrical | |

Assessment Methodology

In assessing the condition of the Silver Lake Campground, Kitchell's team of FCA professionals identified those items in need of repair, retrofit, or replacement necessary to preserve the existing facilities and enhance the safety and longevity of the facilities for the next five years. Budget estimates were developed for observed deficiencies and were categorized with priority groups ranging from "Immediate" to "Potential".

The methodology used in this assessment included a visual non-destructive inspection of the facilities using ASTM standards (ASTM E2018-15) and industry best-practices checklists; interviews with maintenance personnel; analysis based on the available documentation (original as-built drawings, precedent studies, reports, and documents). Observed physical deficiencies at each facility were assigned a budget-level construction correction estimate.

Elements that were observed and assessed included those in the following broad categories.

Site Elements

Visual examinations of the parking lot and grounds, and evaluation of the site, with respect to flood potential, were conducted. The systems included grading, drainage, slope stabilization, protection, and erosion control. For grading and drainage, Kitchell observed the site systems for removal of storm water and identified any that appeared under-capacity or distressed. The parking lots were observed for pavement, striping, curbs, gutters and sidewalk damage, and obvious access barriers. Landscaping, retaining walls, perimeter fences, gates, recreational facilities, playing fields, and playgrounds were also inspected.

Architectural Elements

Visual examinations of roof materials, flashings, penetrations, skylights and other roof appurtenances were conducted. Exterior walls, windows, and doors were examined for irregularities, structural damage, and wear. Interior finishes were observed for deficiencies and wear.

Mechanical, Electrical, Plumbing, Fire Sprinkler Systems & Fire Alarm Systems

Visual examinations of mechanical, electrical, plumbing, fire sprinklers and fire alarm systems to determine capacities, condition and remaining useful life were conducted. Reviewed electrical systems include power distribution, emergency power, lighting systems, and fire alarm. Reviewed mechanical systems include HVAC, plumbing fixtures, visible waste and vent lines, pumps and motors, and fire sprinkler systems.

Structural Assessment

The scope of the structural assessment was limited to the visual observation and notation of apparent structural deficiencies to identify items in need of repair or retrofit and did not include calculations or analysis.

Accessibility

A full accessibility assessment was completed and is included in this report.

Evaluation and Findings

The assessment prioritized observed physical deficiencies and recommendations into seven categories. These priorities are a recommendation on when the deficient condition should be addressed. This is based on the best judgment that was made at the time of inspection and only on the condition of the system or building component. The prioritization categories are defined in the Priority Glossary included at the end of this section.

Facility Condition Index

The Facility Condition Index (FCI) is an industry standard asset management tool which measures the “constructed asset’s condition at a specific point in time” (US Federal Real Property Council, 2008). It is a functional indicator resulting from an analysis of operational indicators to obtain an overview of a facility’s condition as a numerical value.

The *Capital Renewal Cost* is the sum of the current capital improvement costs for an assessed facility. This cost is compared to the current replacement cost for the purpose of calculating an FCI, therefore, escalation is not considered.

The *Total Capital Renewal Cost* is the sum of all Capital Renewal Costs including escalation.

The *Replacement Cost* is the current replacement cost of the facility. The Replacement Cost is based on Kitchell’s experience designing and constructing similar facilities and includes the following: estimating contingency, general conditions, overhead/profit, insurance, bonds, construction contingency, architect/engineer fees, construction management, permit, City administration, etc.

The FCI number is obtained by adding all the Capital Renewal Costs of any needed or outstanding repair, renewal or upgrade requirement at a facility and dividing by the current Replacement Cost of the facility. The FCI describes the relative physical condition of the current facility versus a new facility using identical program, construction type, and building systems. In addition, cost estimates take into consideration compliance with current building code requirements.

City administration soft costs and fees for architecture/engineering, construction management, permits, and testing were accounted for using a 30% cost increase factor applied to the deficiency costs. This factor appears as a “Non Construction Cost” within the individual facility deficiency tables. The General Construction Factor and City Cost Index (CCI) are additional factors included to adjust for the geographic location of the City.

Condition Index Grade

The Condition Index Grade Chart relates the FCI score to a grade level and to the potential impacts of the deficiencies. The narrative provides current industry standard subjective benchmarks indicating condition ratings for facilities with various FCI ranges. A letter grade, “A”, “B”, “C” or “D”, has been added as a benchmark associating the facility’s condition with its respective FCI range.

Facility Condition Index and Impact to Component Failure Risk and Staff

Common Implications of FCI to Asset Portfolios				
FCI Grade	Impact to Facilities and Components	Examples of Component Issues	User Complaints and Morale	Maintenance Personnel Impact
Grade A Good (FCI 0 to 0.04)	Facilities will look clean and functional. Limited and manageable component and equipment failure may occur.	Repairs and replacement are more of an aesthetic or general nature, such as wall painting, carpet replacement, roof repair, window caulking.	User complaints will be low and manageable. User morale will be positive and evident.	Facilities personnel time will be devoted to regular scheduled maintenance.
Grade B Fair (FCI 0.05 to 0.10)	Facilities will begin to show signs of wear. More frequent component and equipment failure will occur.	Repairs and replacement of specific systems, such as boiler, window replacements, and interior renovations.	User complaints will occur with higher level of frequency. User morale may be affected.	Facilities personnel time may at times be diverted from regular scheduled maintenance.
Grade C Poor (FCI 0.11 to 0.30)	Facilities will look worn with apparent and increasing deterioration. Frequent component and equipment failure may occur. Occasional building shut down will occur.	Replacement of specific major systems are required, such as heating and plumbing systems, complete interior renovations, building envelope restoration. Shut down may affect users (i.e. roof or pipe leakage).	User complaints will be high with increased level of frequency. Concern about negative user morale will be raised and become evident.	Facilities personnel time will likely be diverted from regular scheduled maintenance and forced to “reactive” mode.
Grade D Critical (FCI over 0.31)	Facilities will look worn with obvious deterioration. Equipment failure will occur frequently. Occasional building shut down will likely occur. Management risk is high. Health and safety issues figure prominently.	Replacement of multiple systems required (i.e. mechanical, electrical, architectural and structural). Building heating system failure. Evacuation due to unaddressed roof leakage. Structural issues including envelope replacement.	User complaints will be very high with an unmanageable level of frequency. Lack of maintenance will affect user attitudes and morale.	Facilities personnel will not be able to provide regular scheduled maintenance due to high levels of “reactive” calls.

Priority Glossary

Priority	Description	Explanation
1	Immediate 0 - 1 Years	Conditions in this category require immediate action to a) correct a cited safety hazard, b) stop accelerated deterioration, and/or c) return the element/asset to operation. Deficiencies in this category should be addressed in 0-12 Months. The Escalation Factor in this category is 5%
2	Crucial 1 to 2 Years	Conditions in this category, if not corrected expeditiously, will become critical within a year. Situations within this category include a) intermittent operations, b) rapid deterioration, and c) potential life safety hazards. Deficiencies in this category should be addressed in Years 1-2. The Escalation Factor in this category is 10%.
3	Impending 2 to 3 Years	Conditions in this category require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further. Deficiencies in this category should be addressed in Years 2-3. The Escalation Factor in this category is 15%.
4	Necessary 3 to 4 Years	Conditions in this category require long-term consideration within Years 3-4. They include items that represent a sensible improvement to existing conditions. The Escalation Factor in this category is 20%
5	Potential 4 to 5 Years	Conditions in this category require long-term consideration within Years 4-5. They include items that present a potential need in the future. The Escalation Factor in this category is 25%.

Summary of Evaluation and Findings

Details of each asset and/or deficiency were captured and recorded in the FCA database. The tables below provide the value of current needs in the coming years 1 through 5 and the total facility replacement cost (“as is”) which are used to factor the facility condition index (FCI) and grade.

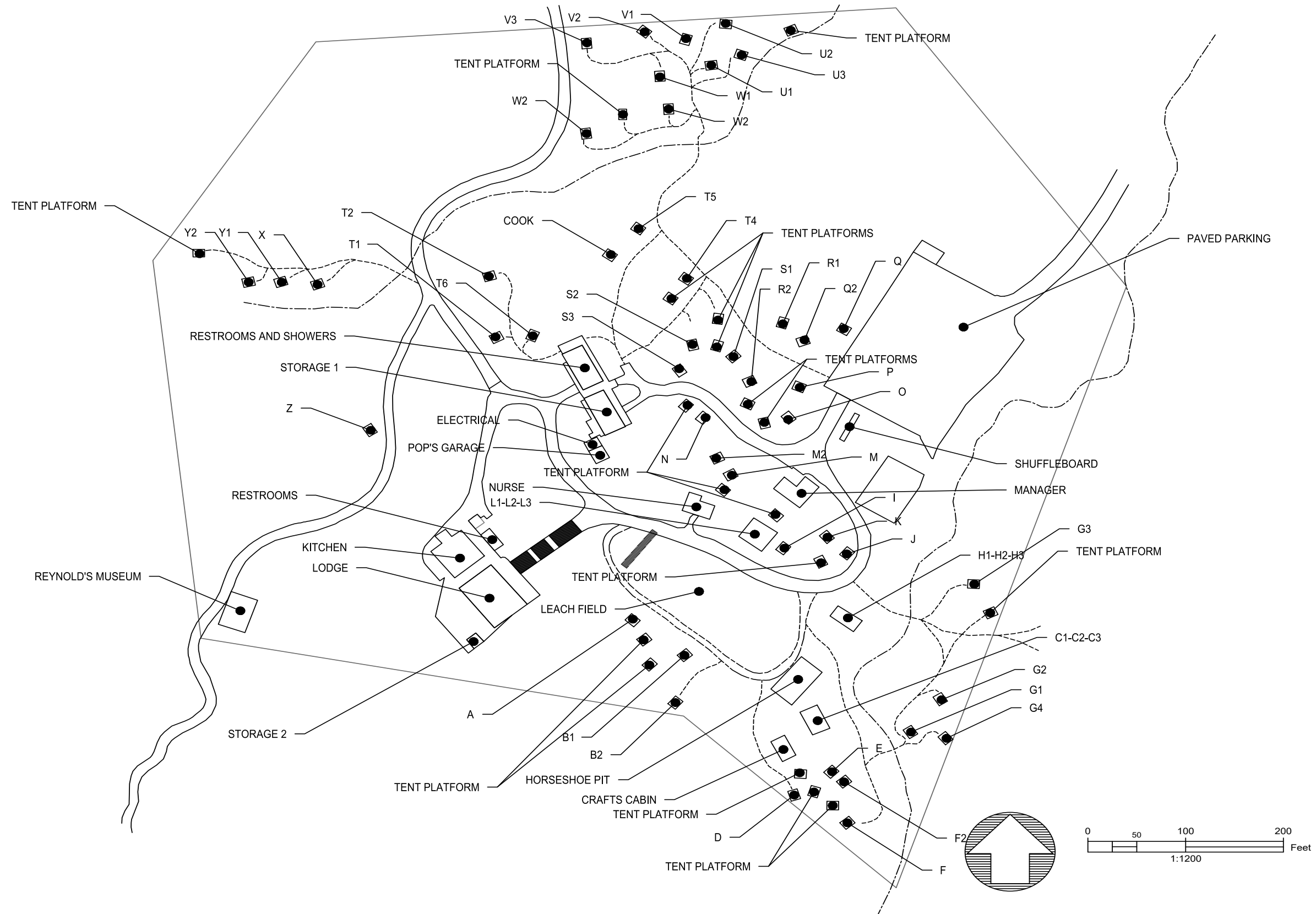
The assessment determined that the financial impact to the City to address the identified deficiencies for the Silver Lake Campground in both current (2024) cost and escalated cost over the next five years to address are summarized in the following table and chart:

Facility Condition and Cost Summary

Location	Current Capital Renewal Cost	Capital Renewal Costs by Priority					Total Capital Renewal Cost (Escalated)	Replacement Costs	FCI	Condition Score	Condition Rating
		Priority 1 5% Escalation	Priority 2 10% Escalation	Priority 3 15% Escalation	Priority 4 20% Escalation	Priority 5 25% Escalation					
Cabin A	\$ 65,149	\$ 68,410	\$ -	\$ -	\$ -	\$ 68,410	\$ 112,000	0.582	D	CRITICAL	
Cabin B1	\$ 64,338	\$ 67,560	\$ -	\$ -	\$ -	\$ 67,560	\$ 112,000	0.574	D	CRITICAL	
Cabin B2	\$ 51,364	\$ 53,940	\$ -	\$ -	\$ -	\$ 53,940	\$ 112,000	0.459	D	CRITICAL	
Cabin C1-C2-C3	\$ 78,626	\$ 82,570	\$ -	\$ -	\$ -	\$ 82,570	\$ 362,000	0.217	C	POOR	
Cabin D	\$ 55,531	\$ 58,310	\$ -	\$ -	\$ -	\$ 58,310	\$ 112,000	0.496	D	CRITICAL	
Cabin E1	\$ 59,082	\$ 62,040	\$ -	\$ -	\$ -	\$ 62,040	\$ 112,000	0.528	D	CRITICAL	
Cabin E2	\$ 46,891	\$ 49,240	\$ -	\$ -	\$ -	\$ 49,240	\$ 112,000	0.419	D	CRITICAL	
Cabin F	\$ 48,988	\$ 51,440	\$ -	\$ -	\$ -	\$ 51,440	\$ 112,000	0.437	D	CRITICAL	
Cabin G1	\$ 57,152	\$ 60,010	\$ -	\$ -	\$ -	\$ 60,010	\$ 112,000	0.510	D	CRITICAL	
Cabin G2	\$ 51,952	\$ 54,550	\$ -	\$ -	\$ -	\$ 54,550	\$ 112,000	0.464	D	CRITICAL	
Cabin G3	\$ 43,871	\$ 46,070	\$ -	\$ -	\$ -	\$ 46,070	\$ 112,000	0.392	D	CRITICAL	
Cabin G4	\$ 43,256	\$ 45,420	\$ -	\$ -	\$ -	\$ 45,420	\$ 112,000	0.386	D	CRITICAL	
Cabin H1-H2-H3	\$ 130,522	\$ 137,050	\$ -	\$ -	\$ -	\$ 137,050	\$ 271,000	0.482	D	CRITICAL	
Cabin I	\$ 59,948	\$ 62,950	\$ -	\$ -	\$ -	\$ 62,950	\$ 112,000	0.535	D	CRITICAL	
Cabin J	\$ 51,616	\$ 54,200	\$ -	\$ -	\$ -	\$ 54,200	\$ 112,000	0.461	D	CRITICAL	
Cabin K	\$ 51,952	\$ 54,550	\$ -	\$ -	\$ -	\$ 54,550	\$ 112,000	0.464	D	CRITICAL	
Cabin L1-L2-L3	\$ 109,663	\$ 115,160	\$ -	\$ -	\$ -	\$ 115,160	\$ 271,000	0.405	D	CRITICAL	
Cabin M	\$ 58,718	\$ 61,660	\$ -	\$ -	\$ -	\$ 61,660	\$ 112,000	0.524	D	CRITICAL	
Cabin M2	\$ 43,368	\$ 45,540	\$ -	\$ -	\$ -	\$ 45,540	\$ 112,000	0.387	D	CRITICAL	
Cabin N	\$ 50,721	\$ 53,260	\$ -	\$ -	\$ -	\$ 53,260	\$ 112,000	0.453	D	CRITICAL	
Cabin O	\$ 50,190	\$ 52,700	\$ -	\$ -	\$ -	\$ 52,700	\$ 112,000	0.448	D	CRITICAL	
Cabin P	\$ 50,721	\$ 53,260	\$ -	\$ -	\$ -	\$ 53,260	\$ 112,000	0.453	D	CRITICAL	
Cabin Q1	\$ 53,965	\$ 56,660	\$ -	\$ -	\$ -	\$ 56,660	\$ 112,000	0.482	D	CRITICAL	
Cabin Q2	\$ 43,368	\$ 45,540	\$ -	\$ -	\$ -	\$ 45,540	\$ 112,000	0.387	D	CRITICAL	
Cabin R1	\$ 50,721	\$ 53,260	\$ -	\$ -	\$ -	\$ 53,260	\$ 112,000	0.453	D	CRITICAL	
Cabin R2	\$ 48,345	\$ 50,760	\$ -	\$ -	\$ -	\$ 50,760	\$ 112,000	0.432	D	CRITICAL	
Cabin S1	\$ 59,781	\$ 62,770	\$ -	\$ -	\$ -	\$ 62,770	\$ 112,000	0.534	D	CRITICAL	
Cabin S2	\$ 48,345	\$ 50,760	\$ -	\$ -	\$ -	\$ 50,760	\$ 112,000	0.432	D	CRITICAL	
Cabin S3	\$ 43,368	\$ 45,540	\$ -	\$ -	\$ -	\$ 45,540	\$ 112,000	0.387	D	CRITICAL	
Cabin S4	\$ 21,027	\$ 22,080	\$ -	\$ -	\$ -	\$ 22,080	\$ 112,000	0.188	C	POOR	
Cabin T1	\$ 57,684	\$ 60,560	\$ -	\$ -	\$ -	\$ 60,560	\$ 112,000	0.515	D	CRITICAL	
Cabin T2	\$ 58,718	\$ 61,660	\$ -	\$ -	\$ -	\$ 61,660	\$ 112,000	0.524	D	CRITICAL	
Cabin T3	\$ 42,249	\$ 44,360	\$ -	\$ -	\$ -	\$ 44,360	\$ 112,000	0.377	D	CRITICAL	
Cabin T4	\$ 43,368	\$ 45,540	\$ -	\$ -	\$ -	\$ 45,540	\$ 112,000	0.387	D	CRITICAL	
Cabin T5	\$ 43,451	\$ 45,620	\$ -	\$ -	\$ -	\$ 45,620	\$ 112,000	0.388	D	CRITICAL	
Cabin T6	\$ 48,988	\$ 51,440	\$ -	\$ -	\$ -	\$ 51,440	\$ 112,000	0.437	D	CRITICAL	
Cabin U1	\$ 57,152	\$ 60,010	\$ -	\$ -	\$ -	\$ 60,010	\$ 112,000	0.510	D	CRITICAL	
Cabin U2	\$ 50,721	\$ 53,260	\$ -	\$ -	\$ -	\$ 53,260	\$ 112,000	0.453	D	CRITICAL	
Cabin U3	\$ 50,721	\$ 53,260	\$ -	\$ -	\$ -	\$ 53,260	\$ 112,000	0.453	D	CRITICAL	
Cabin V1	\$ 43,256	\$ 45,420	\$ -	\$ -	\$ -	\$ 45,420	\$ 112,000	0.386	D	CRITICAL	
Cabin V2	\$ 43,256	\$ 45,420	\$ -	\$ -	\$ -	\$ 45,420	\$ 112,000	0.386	D	CRITICAL	
Cabin V3	\$ 45,129	\$ 47,390	\$ -	\$ -	\$ -	\$ 47,390	\$ 112,000	0.403	D	CRITICAL	
Cabin W1	\$ 43,871	\$ 46,070	\$ -	\$ -	\$ -	\$ 46,070	\$ 112,000	0.392	D	CRITICAL	
Cabin W2	\$ 43,256	\$ 45,420	\$ -	\$ -	\$ -	\$ 45,420	\$ 112,000	0.386	D	CRITICAL	
Cabin W3	\$ 43,256	\$ 45,420	\$ -	\$ -	\$ -	\$ 45,420	\$ 112,000	0.386	D	CRITICAL	
Cabin X	\$ 65,121	\$ 68,370	\$ -	\$ -	\$ -	\$ 68,370	\$ 112,000	0.581	D	CRITICAL	
Cabin Y1	\$ 51,225	\$ 53,780	\$ -	\$ -	\$ -	\$ 53,780	\$ 112,000	0.457	D	CRITICAL	
Cabin Y2	\$ 28,464	\$ 29,890	\$ -	\$ -	\$ -	\$ 29,890	\$ 112,000	0.254	C	POOR	
Cabin Z	\$ 50,749	\$ 53,290	\$ -	\$ -	\$ -	\$ 53,290	\$ 112,000	0.453	D	CRITICAL	
Cook Shack (Ray)	\$ 39,593	\$ 41,570	\$ -	\$ -	\$ -	\$ 41,570	\$ 112,000	0.354	D	CRITICAL	
Crafts	\$ 75,299	\$ 79,060	\$ -	\$ -	\$ -	\$ 79,060	\$ 245,000	0.307	C	POOR	
Electrical	\$ 45,912	\$ 48,210	\$ -	\$ -	\$ -	\$ 48,210	\$ 350,000	0.131	C	POOR	
Kitchen	\$ 157,141	\$ 165,010	\$ -	\$ -	\$ -	\$ 165,010	\$ 1,996,000	0.079	B	FAIR	
Lodge	\$ 256,179	\$ 269,000	\$ -	\$ -	\$ -	\$ 269,000	\$ 2,311,000	0.111	C	POOR	
Managers Office	\$ 127,335	\$ 133,690	\$ -	\$ -	\$ -	\$ 133,690	\$ 607,000	0.210	C	POOR	
Nurse	\$ 44,346	\$ 46,570	\$ -	\$ -	\$ -	\$ 46,570	\$ 438,000	0.101	B	FAIR	
Pops Garage	\$ 70,434	\$ 73,960	\$ -	\$ -	\$ -	\$ 73,960	\$ 187,000	0.377	D	CRITICAL	
Restroom	\$ 74,768	\$ 78,510	\$ -	\$ -	\$ -	\$ 78,510	\$ 327,000	0.229	C	POOR	
Restrooms and Showers	\$ 289,285	\$ 303,750	\$ -	\$ -	\$ -	\$ 303,750	\$ 3,874,000	0.075	B	FAIR	
Reynolds Memorial Museum	\$ 78,011	\$ 81,920	\$ -	\$ -	\$ -	\$ 81,920	\$ 1,067,000	0.073	B	FAIR	
Site	\$ 1,622,300	\$ 1,703,420	\$ -	\$ -	\$ -	\$ 1,703,420	\$ 4,337,000	0.374	D	CRITICAL	
Storage 1	\$ 83,911	\$ 88,110	\$ -	\$ -	\$ -	\$ 88,110	\$ 347,000	0.242	C	POOR	
Storage 2	\$ 69,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,000	N/A	D	CRITICAL	
TOTAL	\$5,636,688	\$5,846,220	\$0	\$0	\$0	\$5,846,220	\$22,323,000				



Site Map



Site Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): 1950
Total Building Area: 16 Acres

FCA Summary

Capital Renewal Cost: \$1,622,300
FCI: 0.374
Condition Score: D
Condition Rating: Critical
Replacement Cost: \$4,337,000
Replacement Cost/SF: \$6



Narratives

General

Silver Lake Campground is an approximately 16-acre campground located at 29981 Plasse Road in Pioneer, California. Based on the available information, it appears the campground was originally constructed in the 1950's and is currently owned and operated by the City of Stockton.

The campground includes 50 wood-framed cabins that can sleep three to four campers and staff. In addition, the campground includes a manager's office, nurse's cabin, crafts cabin, restroom and shower building, electrical building, maintenance cabin (Pop's Garage), kitchen building, restroom building, lodge, two storage buildings and a timber building used as a museum (Reynold's Memorial Museum).

In addition, the campground includes the following site elements: a paved parking area; paved pedestrian walkways from the parking area and manager's office to the kitchen, lodge, and restroom buildings; unimproved pedestrian trails; concrete shuffleboard and volleyball court; several concrete tent and teepee platforms and a concrete RV parking area.

Overall, the site appears to be in poor condition. Fallen branches, fallen trees, debris and trash were observed throughout the site making access around the site difficult in some areas. Conditions and deficiencies of specific elements are noted in the following sections.

Parking Area

The asphalt concrete (AC) pavement in the parking areas is showing signs of cracking, age and wear and should be replaced within the next five years.

Pedestrian Walkways

The AC paved pedestrian walkways appear to be in good condition and functional with only some minor cracking noted in some areas. For the unimproved trails, a general site cleanup should be sufficient.

Pedestrian Bridges

There are three wooden bridges that cross two streams that run through the property. The bridges have concrete or metal supports at each abutment with wood spans and decking. There are attachments to install future handrails on each side. Two of the three bridges appear to be in good condition; however, the wood beam for the bridge to Cabins X, Y1 and Y2 is damaged and failing and should be repaired or replaced.

Site Domestic Water Distribution

Based on the information provided, domestic water is provided to the site from a 19,000-gallon storage tank located offsite at an elevation of approximately 7,340 feet. The water tank was not assessed as part of this report. Domestic water is distributed throughout the site and specific buildings via buried steel pipe. Hose bibs are located throughout the site and provide a hook up for fire hoses in a fire emergency. It was noted that at some locations, the steel pipe has become exposed due to erosion. The exposed pipe appears to be in fair condition considering its age but may cause a tripping hazard and/or be easily damaged.

Site Propane Distribution

Propane is provided to several buildings via propane tanks located throughout the site, usually immediately adjacent to the building being supplied. All the tanks do not appear to have been used or maintained for some time and all have been disconnected. It is recommended that the tanks be inspected and tested prior to reconnection and use.

Site Wastewater and Septic System

Based on the information provided, the site is served by a septic tank and leach field located at the southeast side of the site with the septic located at the northwest side of the leach field. During the assessment, a manhole was located near the concrete and asphalt steps. However, a Forest Service inspection report from 2019 indicated that the tank may also be located near Cabin T4.

The visual assessment of the leach field showed no signs of failure; however, considering that the site has not been used for several years and the water appears to have been shut off to the site, this would be a difficult deficiency to note.

The EPA estimates a septic system expected useful life to be between 15 to 40 years depending on the material and maintenance. Based on the assumed age of the campground and facilities, it is likely the system is past its expected useful life (EUL). It is recommended that a full test and inspection of the septic system and tank be completed.

Site Electrical Distribution System and Lighting

Electrical power is provided by a propane powered generator located in the Electrical building and distributed throughout the site via the main panelboard located in Pop's Garage and several load centers located throughout the site. Nearly all of the panelboards and external wall-mounted load centers are damaged and/or appear past their expected useful life.

Site Lighting

Site lighting is provided by wall-mounted light fixtures on most of the cabins and buildings as well as pole and tree mounted light fixtures. All of the site light fixtures are damaged and/or appear past their expected useful life.

Conclusion

For the Silver Lake Campground site, this chart summarizes the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included. Buildings with a zero cost noted in each Priority will not have a Deficiency Table attached, as there were no deficiencies noted in this assessment.

Site						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Site	\$88,110	\$0	\$0	\$0	\$0	\$88,110
Total	\$88,110	\$0	\$0	\$0	\$0	\$88,110
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY



**Silver Lake Campground
Facility Condition Assessment**

Site

Capital Renewal Cost:	\$1,622,300	FCI:	0.374
Replacement Cost:	\$4,337,000	Condition Score:	D
Replacement Cost/SF:	\$6	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
G2020	PARKING LOTS	\$752,040	\$789,640	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$82,205	\$86,310	-	-	-	-
G2050	ATHLETIC, RECREATIONAL, AND PLAYFIELD AREAS	\$9,619	\$10,100	-	-	-	-
G2060	SITE DEVELOPMENT	\$250,279	\$262,800	-	-	-	-
G3020	SANITARY SEWERAGE UTILITIES	\$489,822	\$514,310	-	-	-	-
G4010	SITE ELECTRIC DISTRIBUTION SYSTEMS	\$1,202	\$1,260	-	-	-	-
G4050	SITE LIGHTING	\$37,132	\$39,000	-	-	-	-
TOTALS		\$1,622,300	\$1,703,420	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$1,622,300	\$1,703,420				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Site

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
251	G2020 - PARKING LOTS	G2020.10.002	AC paving shows evidence of potholing.	Replace AC pavement section.	27,000	SF	\$268,960	\$789,640	1
252	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.10.00	Concrete pavement has major damage and structural failure.	Repair and replace concrete and base to match existing.	200	SF	\$2,470	\$7,250	1
255	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.038	Stairs are heavily damaged and/or at the end of their useful life.	Replace entire concrete stair system, including steps, handrails, and landings.	80	LFN S	\$17,590	\$51,640	1
257	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.40.009	Handrails are damaged.	Replace section of handrail.	80	LF	\$9,340	\$27,420	1
246	G2050 - ATHLETIC, RECREATIONAL, AND PLAYFIELD AREAS	G2050.10.212	The basketball hoop, backboard and pole is damaged and/or past its expected useful life.	Replace basketball hoop, backboard and pole.	1	EA	\$3,440	\$10,100	1
245	G2060 - SITE DEVELOPMENT	G2060.20.015	Vehicular swing gate has major damage or missing portions.	Replace single vehicular swing gate (up to 12 ft wide, 10 ft high).	1	EA	\$3,300	\$9,690	1
247	G2060 - SITE DEVELOPMENT	G2060.20.021	Wood slat fencing (up to 6 ft high) shows heavy damage and requires full replacement.	Replace entire fence, including rails and posts.	600	SF	\$7,010	\$20,580	1
241	G2060 - SITE DEVELOPMENT	G2060.20.046	Metal wire mesh fence is approaching the end of its expected useful life (up to 5'H).	Replace metal wire mesh fence.	540	LF	\$24,480	\$71,870	1
268	G2060 - SITE DEVELOPMENT	G2060.25.042	Barbeque equipment is damaged or missing.	Replace concrete barbeque.	1	EA	\$2,060	\$6,050	1
250	G2060 - SITE DEVELOPMENT	G2060.30.016	Sign shows major damage.	Replace wood sign.	1	EA	\$1,140	\$3,350	1
270	G2060 - SITE DEVELOPMENT	G2060.70.030	Wood bridge overall is severely damaged	Replace wood bridge.	150	SF	\$51,520	\$151,260	1
240	G3020 - SANITARY SEWERAGE UTILITIES	G3020.40.008	Leach fields need to be replaced.	Provide equipment replacement and installation.	17,000	SF	\$175,180	\$514,310	1
16	G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS	G4010.10.001	The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.	Supply and install a new junction box and cover.	1	EA	\$130	\$380	1
293	G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS	G4010.10.001	The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.	Supply and install a new junction box and cover.	1	EA	\$130	\$380	1
301	G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS	G4010.10.001	The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.	Supply and install a new junction box and cover.	1	EA	\$130	\$380	1
277	G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS	G4010.20.007	Buried PVC electrical conduit is damaged (1" DIA).	Replace the electrical conduit.	2	LF	\$40	\$120	1
278	G4050 - SITE LIGHTING	G4050.10.006	Site lighting is not functioning or is damaged.	Replace lighting (LED).	1	EA	\$2,520	\$7,400	1
223	G4050 - SITE LIGHTING	G4050.10.006	Site lighting is not functioning or is damaged.	Replace lighting (LED).	1	EA	\$2,520	\$7,400	1

Silver Lake Campground Facility Condition Assessment

Site

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
297	G4050 - SITE LIGHTING	G4050.10.006	Site lighting is not functioning or is damaged.	Replace lighting (LED).	1	EA	\$2,520	\$7,400	1
249	G4050 - SITE LIGHTING	G4050.10.015	Site lighting pole is approaching the end of its useful life.	Replace steel pole and lighting (up to 20 ft high).	1	EA	\$2,860	\$8,400	1
280	G4050 - SITE LIGHTING	G4050.10.015	Site lighting pole is approaching the end of its useful life.	Replace steel pole and lighting (up to 20 ft high).	1	EA	\$2,860	\$8,400	1

Silver Lake Campground Facility Condition Assessment

Site

Record ID: 16
System: G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS
Item No.: G4010.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$380
Deficiency Description: *The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.*

Description of Work: *Supply and install a new junction box and cover.*

Comments:



Record ID: 223
System: G4050 - SITE LIGHTING
Item No.: G4050.10.006
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,400
Deficiency Description: *Site lighting is not functioning or is damaged.*

Description of Work: *Replace lighting (LED).*

Comments: *Near Cabin U1*



Record ID: 240
System: G3020 - SANITARY SEWERAGE UTILITIES
Item No.: G3020.40.008
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 17,000/SF
Total Deficiency Cost: \$514,310
Deficiency Description: *Leach fields need to be replaced.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Silver Lake Campground Facility Condition Assessment

Site

Record ID: 241
System: G2060 - SITE DEVELOPMENT

Item No.: G2060.20.046

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 540/LF
Total Deficiency Cost: \$71,870
Deficiency Description: *Metal wire mesh fence is approaching the end of its expected useful life (up to 5'H).*

Description of Work: *Replace metal wire mesh fence.*

Comments:



Record ID: 245
System: G2060 - SITE DEVELOPMENT

Item No.: G2060.20.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$9,690
Deficiency Description: *Vehicular swing gate has major damage or missing portions.*

Description of Work: *Replace single vehicular swing gate (up to 12 ft wide, 10 ft high).*

Comments:



Record ID: 246
System: G2050 - ATHLETIC, RECREATIONAL, AND PLAYFIELD AREAS

Item No.: G2050.10.212

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$10,100
Deficiency Description: *The basketball hoop, backboard and pole is damaged and/or past its expected useful life.*

Description of Work: *Replace basketball hoop, backboard and pole.*

Comments:



Silver Lake Campground Facility Condition Assessment

Site

Record ID: 247
System: G2060 - SITE DEVELOPMENT

Item No.: G2060.20.021

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 600/SF
Total Deficiency Cost: \$20,580
Deficiency Description: *Wood slat fencing (up to 6 ft high) shows heavy damage and requires full replacement.*

Description of Work: *Replace entire fence, including rails and posts.*

Comments:



Record ID: 249
System: G4050 - SITE LIGHTING

Item No.: G4050.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,400
Deficiency Description: *Site lighting pole is approaching the end of its useful life.*

Description of Work: *Replace steel pole and lighting (up to 20 ft high).*

Comments:



Record ID: 250
System: G2060 - SITE DEVELOPMENT

Item No.: G2060.30.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$3,350
Deficiency Description: *Sign shows major damage.*

Description of Work: *Replace wood sign.*

Comments:



Silver Lake Campground Facility Condition Assessment

Site

Record ID: 251
System: G2020 - PARKING LOTS
Item No.: G2020.10.002
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 27,000/SF
Total Deficiency Cost: \$789,640
Deficiency Description: AC paving shows evidence of potholing.

Description of Work: Replace AC pavement section.

Comments:



Record ID: 252
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.10.00
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,250
Deficiency Description: Concrete pavement has major damage and structural failure.

Description of Work: Repair and replace concrete and base to match existing.

Comments:



Record ID: 255
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.30.038
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 80/LFNS
Total Deficiency Cost: \$51,640
Deficiency Description: Stairs are heavily damaged and/or at the end of their useful life.

Description of Work: Replace entire concrete stair system, including steps, handrails, and landings.

Comments:



Silver Lake Campground Facility Condition Assessment

Site

Record ID: 257
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.40.009

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 80/LF
Total Deficiency Cost: \$27,420
Deficiency Description: *Handrails are damaged.*

Description of Work: *Replace section of handrail.*

Comments:



Record ID: 268
System: G2060 - SITE DEVELOPMENT
Item No.: G2060.25.042

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,050
Deficiency Description: *Barbeque equipment is damaged or missing.*

Description of Work: *Replace concrete barbeque.*

Comments:



Record ID: 270
System: G2060 - SITE DEVELOPMENT
Item No.: G2060.70.030

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 150/SF
Total Deficiency Cost: \$151,260
Deficiency Description: *Wood bridge overall is severely damaged*

Description of Work: *Replace wood bridge.*

Comments:



Silver Lake Campground Facility Condition Assessment

Site

Record ID: 277
System: G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS
Item No.: G4010.20.007

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/LF
Total Deficiency Cost: \$120
Deficiency Description: Buried PVC electrical conduit is damaged (1" DIA).

Description of Work: Replace the electrical conduit.

Comments:



Record ID: 278
System: G4050 - SITE LIGHTING
Item No.: G4050.10.006

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,400
Deficiency Description: Site lighting is not functioning or is damaged.

Description of Work: Replace lighting (LED).

Comments:



Record ID: 280
System: G4050 - SITE LIGHTING
Item No.: G4050.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,400
Deficiency Description: Site lighting pole is approaching the end of its useful life.

Description of Work: Replace steel pole and lighting (up to 20 ft high).

Comments:



Silver Lake Campground Facility Condition Assessment

Site

Record ID: 293
System: G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS
Item No.: G4010.10.001

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$380
Deficiency Description: *The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.*

Description of Work: *Supply and install a new junction box and cover.*

Comments:



Record ID: 297
System: G4050 - SITE LIGHTING
Item No.: G4050.10.006

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,400
Deficiency Description: *Site lighting is not functioning or is damaged.*

Description of Work: *Replace lighting (LED).*

Comments:



Record ID: 301
System: G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS
Item No.: G4010.10.001

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$380
Deficiency Description: *The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.*

Description of Work: *Supply and install a new junction box and cover.*

Comments:



Cabin C1-C2-C3

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 600 SF

FCA Summary

Capital Renewal Cost: \$78,626
FCI: 0.217
Condition Score: C
Condition Rating: Poor
Replacement Cost: \$362,000
Replacement Cost/SF: \$603



Narratives

Architectural Systems

Cabin C1-C2-C3 is an approximately 600 square foot, wood frame constructed structure on a concrete slab foundation with a sloped metal roof. The exterior painted wood board siding and windows are showing signs of damage, age, and wear. The metal roof appears to be in fair condition and within its expected useful life. The interior of the cabin includes three rooms with unpainted plywood walls connected by interior doors.

Mechanical Systems

Mechanical Systems

No mechanical systems were observed during the assessment.

Plumbing Systems

No plumbing systems were observed during the assessment.

Fire Protection Systems

No fire protection systems were observed during the assessment; however, a fire extinguisher or wall brackets for fire extinguishers were observed in the cabin during the assessment.

Electrical Systems

Electrical power is provided by an external wall load center that is likely located on the Crafts Cabin. Each room has a single ceiling mounted light fixture, wall outlet and an exterior wall mounted light fixture to provide for site lighting. The electrical equipment and lighting fixtures appear to be past their expected useful life and/or damaged.

Fire Detection and Alarm Systems

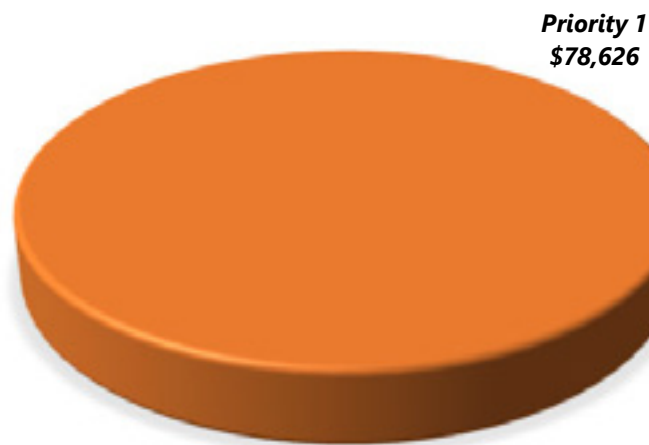
Each room is equipped with a battery-operated ceiling mounted smoke detector/alarm that appear to be past their expected useful life and/or need battery replacement and testing.

Conclusion

For Cabin C1-C2-C3, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Cabin C1-C2-C3						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Cabin C1-C2-C3	\$78,626	\$0	\$0	\$0	\$0	\$78,626
Total	\$78,626	\$0	\$0	\$0	\$0	\$78,626
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY



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**Silver Lake Campground
Facility Condition Assessment**

Cabin C1-C2-C3

Capital Renewal Cost:	\$78,626	FCI:	0.217
Replacement Cost:	\$362,000	Condition Score:	C
Replacement Cost/SF:	\$603	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$28,800	\$30,240	-	-	-	-
B2020	EXTERIOR WINDOWS	\$37,216	\$39,080	-	-	-	-
D5040	LIGHTING	\$10,681	\$11,220	-	-	-	-
D7050	DETECTION AND ALARM	\$1,929	\$2,030	-	-	-	-
TOTALS		\$78,626	\$82,570	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$78,626	\$82,570				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin C1-C2-C3

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
358	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	1,200	SF	\$10,300	\$30,240	1
359	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	75	SF	\$13,310	\$39,080	1
360	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	3	EA	\$2,540	\$7,460	1
361	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	3	EA	\$1,280	\$3,760	1
362	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	3	EA	\$690	\$2,030	1

Silver Lake Campground Facility Condition Assessment

Cabin C1-C2-C3

Record ID: 358
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1,200/SF
Total Deficiency Cost: \$30,240
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 359
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 75/SF
Total Deficiency Cost: \$39,080
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 360
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$7,460
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin C1-C2-C3

Record ID: 361
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$3,760
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 362
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$2,030
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Cabin H1-H2-H3

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 450 SF

FCA Summary

Capital Renewal Cost: \$130,522
FCI: 0.482
Condition Score: D
Condition Rating: Critical
Replacement Cost: \$271,000
Replacement Cost/SF: \$602



Narratives

Architectural Systems

Cabin H1-H2-H3 is an approximately 450 square foot wood frame constructed structure on a raised foundation with a sloped metal roof. The exterior painted wood board siding and windows are showing signs of damage, age, and wear. The metal roof is damaged, showing signs of age, wear and should be repaired or replaced. The stone veneer of the concrete block chimney appears to have been removed and partially repaired exposing some unpainted siding. The interior of the cabin includes three rooms with unpainted plywood walls connected by interior doors and wood board floor.

Mechanical Systems

Mechanical Systems

No mechanical systems were observed during the assessment.

Plumbing Systems

No plumbing systems were observed during the assessment.

Fire Protection Systems

No fire protection systems were observed during the assessment; however, a fire extinguisher or wall brackets for fire extinguishers were observed in the cabin during the assessment.

Electrical Systems

Electrical power is provided by an external wall load center that appears to be past its expected useful life. Each room has at least one single ceiling mounted light fixture, wall outlet and an exterior wall mounted light fixture to provide for site lighting. The electrical equipment and lighting fixtures appear to be past their expected useful life and/or damaged.

Fire Detection and Alarm Systems

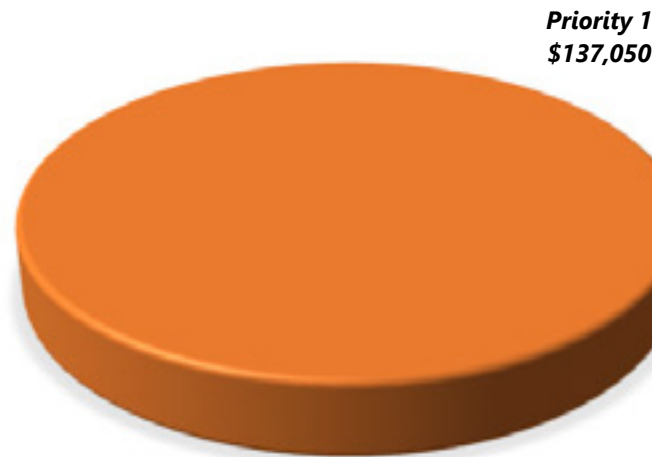
Each room is equipped with a battery-operated ceiling mounted smoke detector/alarm that appear to be past their expected useful life and/or need battery replacement and testing.

Conclusion

For Cabin H1-H2-H3, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Cabin H1-H2-H3						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Cabin H1-H2-H3	\$137,050	\$0	\$0	\$0	\$0	\$137,050
Total	\$137,050	\$0	\$0	\$0	\$0	\$137,050
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY



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**Silver Lake Campground
Facility Condition Assessment**

Cabin H1-H2-H3

Capital Renewal Cost:	\$130,522	FCI:	0.482
Replacement Cost:	\$271,000	Condition Score:	D
Replacement Cost/SF:	\$602	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$23,208	\$24,360	-	-	-	-
B2020	EXTERIOR WINDOWS	\$44,654	\$46,890	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$24,019	\$25,220	-	-	-	-
B3010	ROOFING	\$18,398	\$19,320	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$6,431	\$6,750	-	-	-	-
D5040	LIGHTING	\$11,883	\$12,480	-	-	-	-
D7050	DETECTION AND ALARM	\$1,929	\$2,030	-	-	-	-
TOTALS		\$130,522	\$137,050	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$130,522	\$137,050				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin H1-H2-H3

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
161	B2010 - EXTERIOR WALLS	B2010.10.008	Stone veneer is missing or damaged.	Repair or replace damaged stone veneer.	100	SF	\$570	\$1,670	1
160	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	900	SF	\$7,730	\$22,690	1
570	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	90	SF	\$15,970	\$46,890	1
164	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is approaching the end of its useful life.	Replace wood door.	3	EA	\$8,590	\$25,220	1
163	B3010 - ROOFING	B3010.10.002	Metal Roofing is at or approaching end of expected useful service life.	Remove and replace metal roofing.	500	SF	\$6,580	\$19,320	1
165	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.9114	The outdoor load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,300	\$6,750	1
159	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	3	EA	\$2,540	\$7,460	1
571	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	4	EA	\$1,710	\$5,020	1
572	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	3	EA	\$690	\$2,030	1

Silver Lake Campground Facility Condition Assessment

Cabin H1-H2-H3

Record ID: 159
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$7,460
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 160
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 900/SF
Total Deficiency Cost: \$22,690
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 161
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.008
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 100/SF
Total Deficiency Cost: \$1,670
Deficiency Description: *Stone veneer is missing or damaged.*

Description of Work: *Repair or replace damaged stone veneer.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin H1-H2-H3

Record ID: 163
System: B3010 - ROOFING
Item No.: B3010.10.002
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 500/SF
Total Deficiency Cost: \$19,320
Deficiency Description: *Metal Roofing is at or approaching end of expected useful service life.*

Description of Work: *Remove and replace metal roofing.*

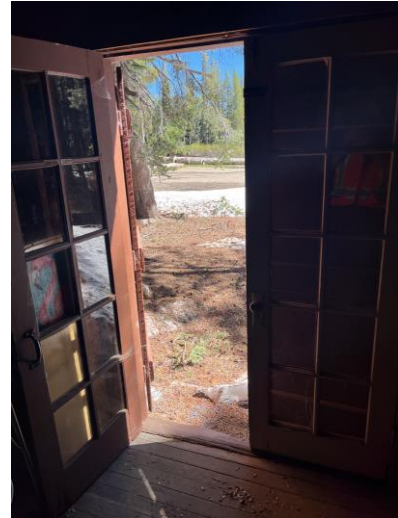
Comments:



Record ID: 164
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$25,220
Deficiency Description: *Exterior wood entrance door is approaching the end of its useful life.*

Description of Work: *Replace wood door.*

Comments:



Record ID: 165
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.9114
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,750
Deficiency Description: *The outdoor load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin H1-H2-H3

Record ID: 570
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 90/SF
Total Deficiency Cost: \$46,890
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace window.*

Comments:

Record ID: 571
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 4/EA
Total Deficiency Cost: \$5,020
Deficiency Description: *The light fixture is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

Record ID: 572
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$2,030
Deficiency Description: *The smoke detector is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

Cabin L1-L2-L3

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 450 SF

FCA Summary

Capital Renewal Cost: \$109,663
FCI: 0.405
Condition Score: D
Condition Rating: Critical
Replacement Cost: \$271,000
Replacement Cost/SF: \$602



Narratives

Architectural Systems

Cabin L1-L2-L3 is an approximately 450 square foot wood frame constructed structure on a concrete slab foundation with a sloped metal roof. The exterior painted wood board siding and windows are showing signs of damage, age, and wear. The metal roof appears to be in fair condition and within its expected useful life. The interior of the cabin includes three rooms with unpainted plywood walls connected by interior doors and concrete floor.

Mechanical Systems

Mechanical Systems

No mechanical systems were observed during the assessment.

Plumbing Systems

No plumbing systems were observed during the assessment.

Fire Protection Systems

No fire protection systems were observed during the assessment; however, a fire extinguisher or wall brackets for fire extinguishers were observed in the cabin during the assessment.

Electrical Systems

Electrical power is provided by an external wall load center that is likely located on the Manager's Cabin. Each room has at least one single ceiling mounted light fixture, wall outlet and an exterior wall mounted light fixture to provide for site lighting. The electrical equipment and lighting fixtures appear to be past their expected useful life and/or damaged.

Fire Detection and Alarm Systems

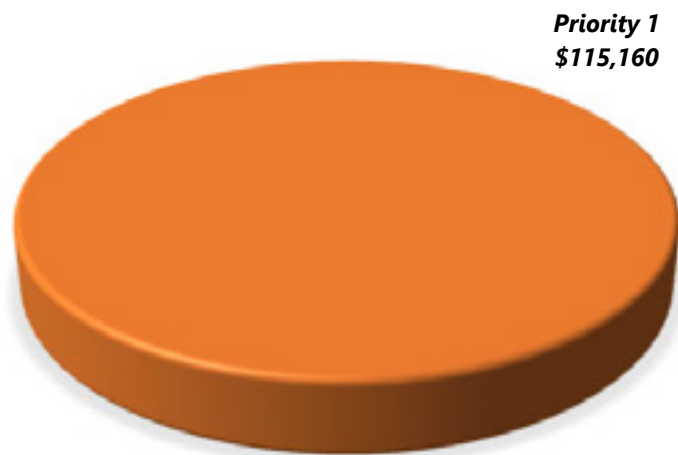
Each room is equipped with a battery-operated ceiling mounted smoke detector/alarm that appear to be past their expected useful life and/or need battery replacement and testing.

Conclusion

For Cabin L1-L2-L3, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Cabin L1-L2-L3						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Cabin L1-L2-L3	\$115,160	\$0	\$0	\$0	\$0	\$115,160
Total	\$115,160	\$0	\$0	\$0	\$0	\$115,160
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY



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**Silver Lake Campground
Facility Condition Assessment**

Cabin L1-L2-L3

Capital Renewal Cost:	\$109,663	FCI:	0.405
Replacement Cost:	\$271,000	Condition Score:	D
Replacement Cost/SF:	\$602	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$38,418	\$40,340	-	-	-	-
B2020	EXTERIOR WINDOWS	\$37,216	\$39,080	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$21,055	\$22,110	-	-	-	-
D5040	LIGHTING	\$10,681	\$11,220	-	-	-	-
D7050	DETECTION AND ALARM	\$1,929	\$2,030	-	-	-	-
G4010	SITE ELECTRIC DISTRIBUTION SYSTEMS	\$363	\$380	-	-	-	-
TOTALS		\$109,663	\$115,160	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$109,663	\$115,160				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin L1-L2-L3

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
574	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	1,600	SF	\$13,740	\$40,340	1
573	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	75	SF	\$13,310	\$39,080	1
167	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.006	Exterior aluminum entrance door, frame and hardware is approaching the end of its useful life.	Replace aluminum door, frame, and hardware.	3	EA	\$7,530	\$22,110	1
169	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	3	EA	\$2,540	\$7,460	1
575	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	3	EA	\$1,280	\$3,760	1
576	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	3	EA	\$690	\$2,030	1
168	G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS	G4010.10.001	The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.	Supply and install a new junction box and cover.	1	EA	\$130	\$380	1

Silver Lake Campground Facility Condition Assessment

Cabin L1-L2-L3

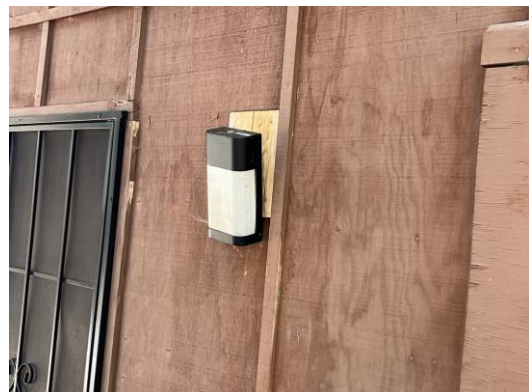
Record ID: 167
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.006
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$22,110
Deficiency Description: *Exterior aluminum entrance door, frame and hardware is approaching the end of its useful life.*
Description of Work: *Replace aluminum door, frame, and hardware.*
Comments:



Record ID: 168
System: G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS
Item No.: G4010.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$380
Deficiency Description: *The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.*
Description of Work: *Supply and install a new junction box and cover.*
Comments:



Record ID: 169
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$7,460
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*
Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*
Comments:



Silver Lake Campground Facility Condition Assessment

Cabin L1-L2-L3

Record ID: 573
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 75/SF
Total Deficiency Cost: \$39,080
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace window.*

Comments:

Record ID: 574
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1,600/SF
Total Deficiency Cost: \$40,340
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

PHOTO
NOT
APPLICABLE

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:

Record ID: 575
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$3,760
Deficiency Description: *The light fixture is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

**Silver Lake Campground
Facility Condition Assessment**

Cabin L1-L2-L3

Record ID: 576
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$2,030
Deficiency Description: *The smoke detector is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

Cabins

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 250 SF

FCA Summary

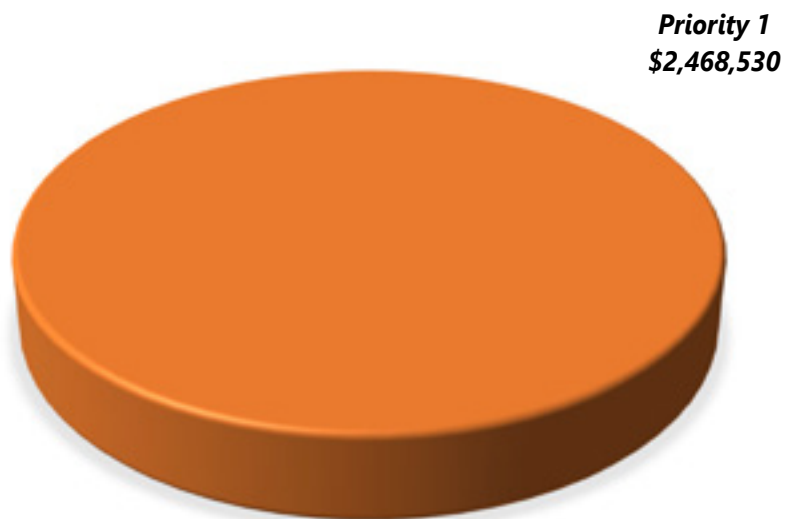
Capital Renewal Cost: \$2,311,512
FCI: Refer to table on next page
Condition Score: C to D
Condition Rating: Poor to Critical
Replacement Cost: \$5,152,000
Replacement Cost/SF: \$747



Cabins

Location	Current Capital Renewal Cost	Capital Renewal Costs by Priority					Total Capital Renewal Cost (Escalated)	Replacement Costs	FCI	Condition Score	Condition Rating
		Priority 1 5% Escalation	Priority 2 10% Escalation	Priority 3 15% Escalation	Priority 4 20% Escalation	Priority 5 25% Escalation					
Cabin A	\$ 65,820	\$ 69,110	\$ -	\$ -	\$ -	\$ -	\$ 69,110	\$112,000.00	0.59	D	CRITICAL
Cabin B1	\$ 65,009	\$ 68,260	\$ -	\$ -	\$ -	\$ -	\$ 68,260	\$112,000.00	0.58	D	CRITICAL
Cabin B2	\$ 52,036	\$ 54,640	\$ -	\$ -	\$ -	\$ -	\$ 54,640	\$112,000.00	0.46	D	CRITICAL
Cabin D	\$ 56,202	\$ 59,010	\$ -	\$ -	\$ -	\$ -	\$ 59,010	\$112,000.00	0.50	D	CRITICAL
Cabin E1	\$ 59,753	\$ 62,740	\$ -	\$ -	\$ -	\$ -	\$ 62,740	\$112,000.00	0.53	D	CRITICAL
Cabin E2	\$ 47,562	\$ 49,940	\$ -	\$ -	\$ -	\$ -	\$ 49,940	\$112,000.00	0.42	D	CRITICAL
Cabin F	\$ 49,659	\$ 52,140	\$ -	\$ -	\$ -	\$ -	\$ 52,140	\$112,000.00	0.44	D	CRITICAL
Cabin G1	\$ 57,823	\$ 60,710	\$ -	\$ -	\$ -	\$ -	\$ 60,710	\$112,000.00	0.52	D	CRITICAL
Cabin G2	\$ 52,623	\$ 55,250	\$ -	\$ -	\$ -	\$ -	\$ 55,250	\$112,000.00	0.47	D	CRITICAL
Cabin G3	\$ 44,542	\$ 46,770	\$ -	\$ -	\$ -	\$ -	\$ 46,770	\$112,000.00	0.40	D	CRITICAL
Cabin G4	\$ 43,927	\$ 46,120	\$ -	\$ -	\$ -	\$ -	\$ 46,120	\$112,000.00	0.39	D	CRITICAL
Cabin I	\$ 60,620	\$ 63,650	\$ -	\$ -	\$ -	\$ -	\$ 63,650	\$112,000.00	0.54	D	CRITICAL
Cabin J	\$ 52,287	\$ 54,900	\$ -	\$ -	\$ -	\$ -	\$ 54,900	\$112,000.00	0.47	D	CRITICAL
Cabin K	\$ 52,623	\$ 55,250	\$ -	\$ -	\$ -	\$ -	\$ 55,250	\$112,000.00	0.47	D	CRITICAL
Cabin M	\$ 59,389	\$ 62,360	\$ -	\$ -	\$ -	\$ -	\$ 62,360	\$112,000.00	0.53	D	CRITICAL
Cabin M2	\$ 41,522	\$ 43,600	\$ -	\$ -	\$ -	\$ -	\$ 43,600	\$112,000.00	0.37	D	CRITICAL
Cabin N	\$ 51,392	\$ 53,960	\$ -	\$ -	\$ -	\$ -	\$ 53,960	\$112,000.00	0.46	D	CRITICAL
Cabin O	\$ 50,861	\$ 53,400	\$ -	\$ -	\$ -	\$ -	\$ 53,400	\$112,000.00	0.45	D	CRITICAL
Cabin P	\$ 51,392	\$ 53,960	\$ -	\$ -	\$ -	\$ -	\$ 53,960	\$112,000.00	0.46	D	CRITICAL
Cabin Q1	\$ 54,636	\$ 57,360	\$ -	\$ -	\$ -	\$ -	\$ 57,360	\$112,000.00	0.49	D	CRITICAL
Cabin Q2	\$ 44,039	\$ 46,240	\$ -	\$ -	\$ -	\$ -	\$ 46,240	\$112,000.00	0.39	D	CRITICAL
Cabin R1	\$ 51,392	\$ 53,960	\$ -	\$ -	\$ -	\$ -	\$ 53,960	\$112,000.00	0.46	D	CRITICAL
Cabin R2	\$ 49,016	\$ 51,460	\$ -	\$ -	\$ -	\$ -	\$ 51,460	\$112,000.00	0.44	D	CRITICAL
Cabin S1	\$ 60,452	\$ 63,470	\$ -	\$ -	\$ -	\$ -	\$ 63,470	\$112,000.00	0.54	D	CRITICAL
Cabin S2	\$ 49,016	\$ 51,460	\$ -	\$ -	\$ -	\$ -	\$ 51,460	\$112,000.00	0.44	D	CRITICAL
Cabin S3	\$ 44,039	\$ 46,240	\$ -	\$ -	\$ -	\$ -	\$ 46,240	\$112,000.00	0.39	D	CRITICAL
Cabin S4	\$ 21,698	\$ 22,780	\$ -	\$ -	\$ -	\$ -	\$ 22,780	\$112,000.00	0.19	C	POOR
Cabin T1	\$ 58,355	\$ 61,260	\$ -	\$ -	\$ -	\$ -	\$ 61,260	\$112,000.00	0.52	D	CRITICAL
Cabin T2	\$ 59,389	\$ 62,360	\$ -	\$ -	\$ -	\$ -	\$ 62,360	\$112,000.00	0.53	D	CRITICAL
Cabin T3	\$ 42,920	\$ 45,060	\$ -	\$ -	\$ -	\$ -	\$ 45,060	\$112,000.00	0.38	D	CRITICAL
Cabin T4	\$ 42,836	\$ 44,980	\$ -	\$ -	\$ -	\$ -	\$ 44,980	\$112,000.00	0.38	D	CRITICAL
Cabin T5	\$ 44,123	\$ 46,320	\$ -	\$ -	\$ -	\$ -	\$ 46,320	\$112,000.00	0.39	D	CRITICAL
Cabin T6	\$ 49,659	\$ 52,140	\$ -	\$ -	\$ -	\$ -	\$ 52,140	\$112,000.00	0.44	D	CRITICAL
Cabin U1	\$ 57,823	\$ 60,710	\$ -	\$ -	\$ -	\$ -	\$ 60,710	\$112,000.00	0.52	D	CRITICAL
Cabin U2	\$ 51,392	\$ 53,960	\$ -	\$ -	\$ -	\$ -	\$ 53,960	\$112,000.00	0.46	D	CRITICAL
Cabin U3	\$ 51,392	\$ 53,960	\$ -	\$ -	\$ -	\$ -	\$ 53,960	\$112,000.00	0.46	D	CRITICAL
Cabin V1	\$ 43,927	\$ 46,120	\$ -	\$ -	\$ -	\$ -	\$ 46,120	\$112,000.00	0.39	D	CRITICAL
Cabin V2	\$ 43,927	\$ 46,120	\$ -	\$ -	\$ -	\$ -	\$ 46,120	\$112,000.00	0.39	D	CRITICAL
Cabin V3	\$ 45,800	\$ 48,090	\$ -	\$ -	\$ -	\$ -	\$ 48,090	\$112,000.00	0.41	D	CRITICAL
Cabin W1	\$ 44,542	\$ 46,770	\$ -	\$ -	\$ -	\$ -	\$ 46,770	\$112,000.00	0.40	D	CRITICAL
Cabin W2	\$ 43,927	\$ 46,120	\$ -	\$ -	\$ -	\$ -	\$ 46,120	\$112,000.00	0.39	D	CRITICAL
Cabin W3	\$ 43,927	\$ 46,120	\$ -	\$ -	\$ -	\$ -	\$ 46,120	\$112,000.00	0.39	D	CRITICAL
Cabin X	\$ 65,792	\$ 69,070	\$ -	\$ -	\$ -	\$ -	\$ 69,070	\$112,000.00	0.59	D	CRITICAL
Cabin Y1	\$ 51,896	\$ 54,480	\$ -	\$ -	\$ -	\$ -	\$ 54,480	\$112,000.00	0.46	D	CRITICAL
Cabin Y2	\$ 29,135	\$ 30,590	\$ -	\$ -	\$ -	\$ -	\$ 30,590	\$112,000.00	0.26	C	POOR
Cabin Z	\$ 51,420	\$ 53,990	\$ -	\$ -	\$ -	\$ -	\$ 53,990	\$112,000.00	0.46	D	CRITICAL
Cook Shack (Ray)											
	\$2,311,512	\$2,426,960	\$0	\$0	\$0	\$0	\$2,426,960	\$5,152,000			

CAPITAL RENEWAL COSTS BY PRIORITY



For the cabins, this chart summarizes the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included. Buildings with a zero cost noted in each Priority will not have a Deficiency Table attached, as there were no deficiencies noted in this assessment.

Narratives

Architectural Systems

There are a total of 45 cabins located throughout the site that are intended to be used by three to four campers each. The cabins are approximately 10 feet by 15 feet wood frame construction with most on a concrete slab foundation. Most of the cabins have a wood shake roof that are well past their expected useful lives and in need of replacement. The wood siding needs minor repair and painting. Most cabins include concrete floors and painted plywood walls and ceilings.

Mechanical Systems

Mechanical Systems

No mechanical systems were observed during the assessment.

Plumbing Systems

No plumbing systems were observed during the assessment.

Fire Protection Systems

No fire protection systems were observed during the assessment; however, several cabins include a fire extinguisher (or a place for a fire extinguisher) and/or a map indicating which cabins are equipped.

Electrical Systems

Electrical power is provided by an external wall load center on various cabins throughout the site. Each cabin has a single ceiling mounted light fixture and wall outlet. Most cabins have an exterior wall mounted light fixture to provide for site lighting. The electrical equipment and lighting fixtures appear to be past their expected useful life and/or are damaged.

Fire Detection and Alarm Systems

No fire protection systems were observed during the assessment; however, several cabins include a fire extinguisher (or a place for a fire extinguisher) and/or a map indicating which cabins are equipped.

Additional Condition Notes by Cabin

Cabin A

- Panelboard A appears to be past its expected useful life and in need of replacement.

Cabin B1

- The concrete foundation is severely cracked due to settlement and/or uplift and should be replaced.

Cabin B2

- The concrete foundation is cracking due to settlement and/or uplift but is still functional.
- Windows do not close and are boarded up.
- Interior walls have been damaged due to settlement.

Cabin D

- The team was unable to access the cabin's interior during the assessment due to snow and lock.
- The wood deck is showing signs of age, wear, and damage.

Cabin E1

- The concrete foundation is cracking due to settlement which does not allow the entrance door to fully open.
- Exterior electrical pull box is damaged exposing wires.

Cabin F

- The concrete foundation is cracking due to settlement which does not allow the entrance door to fully open.

Cabin G1

- The wood shake roof is damaged and should be repaired and/or replaced.
- Panelboard G2 appears past its expected useful life and in need of replacement.

Cabin G2

- The concrete foundation is cracking due to settlement but is still functional.
- The concrete entrance step is showing signs of wear and is being undermined by site drainage.

Cabin G3

- The team was unable to access the interior of the cabin during the assessment.
- The metal roof is showing signs of age, wear and appears past its expected useful life.

Cabin G4

- The team was unable to access the cabin's interior during the assessment due to snow and lock.
- The metal roof is damaged and showing signs of age, wear and is in need of repair/replacement.

Cabin J

- The exterior electrical conduit and pull box are damaged and in need of repair/replacement.

Cabin M

- The team was unable to access the interior of the cabin during the assessment.

Cabin N

- The team was unable to access the interior of the cabin during the assessment.

Cabin O

- The wood shake is damaged and past its expected useful life.

Cabin P

- Appears to be the designated accessible cabin.

Cabin Q1

- Concrete foundation is severely cracked due to settlement and/or uplift and should be replaced.

Cabin S1

- Panelboard S1 appears to be past its expected useful life and in need of replacement.

Cabin T1

- The team was unable to access the interior of the cabin during the assessment.
- Panelboard T1 appears to be past its expected useful life and in need of replacement.

Cabin T2

- The team was unable to access the interior of the cabin during the assessment.
- The wood shake roof is showing signs of wear, damage and should be replaced.

Cabin T6

- The team was unable to access the interior of the cabin during the assessment.

Cabin U1

- The team was unable to access the interior of the cabin during the assessment.
- Panel U1 appears to be past its expected useful life and in need of replacement.

Cabin U3

- The team was unable to access the interior of the cabin during the assessment.
- The metal roof shows damage from falling tree limbs and debris and should be repaired/replaced.

Cabin V1

- The metal roof is showing signs of severe damage, wear and should be replaced.

Cabin X

- The concrete foundation is severely cracked due to settlement and/or uplift and should be replaced.

Cabin Y2

- The concrete foundation is severely cracked due to settlement caused by erosion along the slab.

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**Silver Lake Campground
Facility Condition Assessment**

Cabin A**Capital Renewal Cost: \$65,149**FCI: **0.582**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$6,431	\$6,750	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$65,149	\$68,410	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$65,149	\$68,410				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin A

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
336	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding and/or wall finish is showing signs of age and wear.	Power wash and repaint existing wood board siding and/or wall finish.	700	SF	\$6,010	\$17,640	1
338	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
599	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is damaged and/or past its expected useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
339	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
292	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.9114	The outdoor load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,300	\$6,750	1
348	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
349	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
350	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin A

Record ID: 292
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.9114

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,750
Deficiency Description: *The outdoor load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:



Record ID: 336
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding and/or wall finish is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding and/or wall finish.*

Comments: *Signs of water damage noted along bottom edge of siding.*

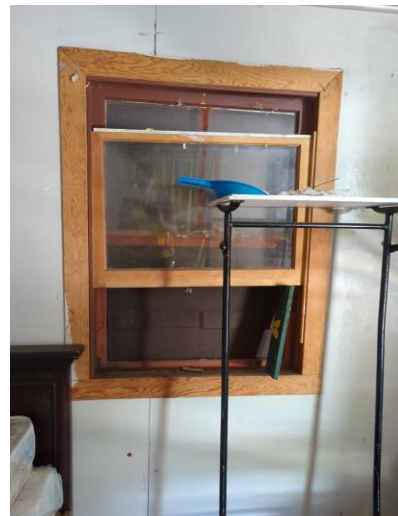


Record ID: 338
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin A

Record ID: 339
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Record ID: 348
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 349
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

Silver Lake Campground Facility Condition Assessment

Cabin A

Record ID: 350
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

Record ID: 599
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,400
Deficiency Description: *Exterior wood entrance door is damaged and/or past its expected useful life.*

Description of Work: *Replace wood door.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin B1

Capital Renewal Cost:	\$64,338	FCI:	0.574
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
A4010	STANDARD SLABS-ON-GRADE	\$5,620	\$5,900	-	-	-	-
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$64,338	\$67,560	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$64,338	\$67,560				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin B1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
341	A4010 - STANDARD SLABS-ON-GRADE	A4010.10.003	The concrete floor slab has major damage and cracks from uplift.	Replace the concrete slab.	150	SF	\$2,010	\$5,900	1
342	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
343	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
351	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is approaching the end of its useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
344	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
347	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
345	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
346	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin B1

Record ID: 341
System: A4010 - STANDARD SLABS-ON-GRADE
Item No.: A4010.10.003
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 150/SF
Total Deficiency Cost: \$5,900
Deficiency Description: *The concrete floor slab has major damage and cracks from uplift.*

Description of Work: *Replace the concrete slab.*

Comments:



Record ID: 342
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 343
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin B1

Record ID: 344
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*



Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:

Record ID: 345
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

Record ID: 346
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

Silver Lake Campground Facility Condition Assessment

Cabin B1

Record ID: 347
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 351
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,400
Deficiency Description: *Exterior wood entrance door is approaching the end of its useful life.*

Description of Work: *Replace wood door.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin B2

Capital Renewal Cost:	\$51,364	FCI:	0.459
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$51,364	\$53,940	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$51,364	\$53,940				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin B2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
352	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
353	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
354	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is approaching the end of its useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
355	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
356	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
357	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin B2

Record ID: 352
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 353
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 354
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,400
Deficiency Description: *Exterior wood entrance door is approaching the end of its useful life.*

Description of Work: *Replace wood door.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin B2

Record ID: 355
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 356
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 357
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

PHOTO
NOT
APPLICABLE

**Silver Lake Campground
Facility Condition Assessment**

Cabin D

Capital Renewal Cost:	\$55,531	FCI:	0.496
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B1010	FLOOR CONSTRUCTION	\$4,809	\$5,050	-	-	-	-
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$55,531	\$58,310	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$55,531	\$58,310				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin D

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
370	B1010 - FLOOR CONSTRUCTION	B1010.20.005	Wood decking is approaching the end of its useful life.	Replace the wood deck.	100	SF	\$1,720	\$5,050	1
363	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
364	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
369	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
365	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
366	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
367	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin D

Record ID: 363
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 364
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 365
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Silver Lake Campground Facility Condition Assessment

Cabin D

Record ID: 366
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

Record ID: 367
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

Record ID: 369
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin D

Record ID: 370
System: B1010 - FLOOR CONSTRUCTION
Item No.: B1010.20.005
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 100/SF
Total Deficiency Cost: \$5,050
Deficiency Description: *Wood decking is approaching the end of its useful life.*
Description of Work: *Replace the wood deck.*
Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin F**Capital Renewal Cost: \$48,988**FCI: **0.437**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
A4010	STANDARD SLABS-ON-GRADE	\$5,620	\$5,900	-	-	-	-
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$48,988	\$51,440	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$48,988	\$51,440				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin F

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
598	A4010 - STANDARD SLABS-ON-GRADE	A4010.10.003	The concrete floor slab has major damage and cracks from uplift.	Replace the concrete slab.	150	SF	\$2,010	\$5,900	1
388	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
389	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
390	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
391	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
392	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin F

Record ID: 388
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 389
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 390
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin F

Record ID: 391
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 392
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 598
System: A4010 - STANDARD SLABS-ON-GRADE
Item No.: A4010.10.003
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 150/SF
Total Deficiency Cost: \$5,900
Deficiency Description: *The concrete floor slab has major damage and cracks from uplift.*

Description of Work: *Replace the concrete slab.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin G1

Capital Renewal Cost:	\$57,152	FCI:	0.510
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$6,431	\$6,750	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$57,152	\$60,010	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$57,152	\$60,010				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin G1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
396	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
397	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
177	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
178	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.9114	The outdoor load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,300	\$6,750	1
398	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
399	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
400	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin G1

Record ID: 177
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Record ID: 178
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.9114
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,750
Deficiency Description: *The outdoor load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:



Record ID: 396
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin G1

Record ID: 397
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 398
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 399
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin G1

Record ID: 400
System: D7050 - DETECTION AND ALARM

Item No.: D7050.10.025

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin G2

Capital Renewal Cost:	\$51,952	FCI:	0.464
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$1,230	\$1,290	-	-	-	-
TOTALS		\$51,952	\$54,550	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$51,952	\$54,550				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin G2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
401	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
402	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
403	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
407	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
404	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
405	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
408	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.038	Concrete steps are showing signs of age and wear.	Replace concrete steps.	2	LFNS	\$440	\$1,290	1

Silver Lake Campground Facility Condition Assessment

Cabin G2

Record ID: 401
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 402
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 403
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin G2

Record ID: 404
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*
Description of Work: *Replace existing incandescent fixtures with LED fixtures.*
Comments:



Record ID: 405
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*
Description of Work: *Replace the existing smoke detector with a new smoke detector.*
Comments:



Record ID: 407
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*
Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*
Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin G2

Record ID: 408
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.30.038
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/LFNS
Total Deficiency Cost: \$1,290
Deficiency Description: *Concrete steps are showing signs of age and wear.*

Description of Work: *Replace concrete steps.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin G3

Capital Renewal Cost:	\$43,871	FCI:	0.392
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$615	\$650	-	-	-	-
TOTALS		\$43,871	\$46,070	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,871	\$46,070				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin G3

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
409	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
410	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
411	B3010 - ROOFING	B3010.10.002	Metal Roofing is at or approaching end of expected useful service life.	Remove and replace metal roofing.	200	SF	\$2,630	\$7,720	1
412	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
413	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
414	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
415	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.038	Concrete steps are showing signs of age and wear.	Replace concrete steps.	1	LFNS	\$220	\$650	1

Silver Lake Campground Facility Condition Assessment

Cabin G3

Record ID: 409
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 410
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 30/SF
Total Deficiency Cost: \$15,620
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 411
System: B3010 - ROOFING
Item No.: B3010.10.002
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Metal Roofing is at or approaching end of expected useful service life.*

Description of Work: *Remove and replace metal roofing.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin G3

Record ID: 412
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 413
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 414
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

PHOTO
NOT
APPLICABLE

**Silver Lake Campground
Facility Condition Assessment**

Cabin G3

Record ID: 415
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.30.038
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/LFNS
Total Deficiency Cost: \$650
Deficiency Description: *Concrete steps are showing signs of age and wear.*

Description of Work: *Replace concrete steps.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin G4

Capital Renewal Cost:	\$43,256	FCI:	0.386
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$43,256	\$45,420	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,256	\$45,420				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin G4

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
417	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
418	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
181	B3010 - ROOFING	B3010.10.002	Metal Roofing is at or approaching end of expected useful service life.	Remove and replace metal roofing.	200	SF	\$2,630	\$7,720	1
419	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
420	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
421	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin G4

Record ID: 181
System: B3010 - ROOFING
Item No.: B3010.10.002
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Metal Roofing is at or approaching end of expected useful service life.*
Description of Work: *Remove and replace metal roofing.*
Comments:



Record ID: 417
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*
Description of Work: *Power wash and repaint existing wood board siding.*
Comments:



Record ID: 418
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 30/SF
Total Deficiency Cost: \$15,620
Deficiency Description: *Windows are damaged and/or past their expected useful life.*
Description of Work: *Replace window.*
Comments:

PHOTO
NOT
APPLICABLE

Silver Lake Campground Facility Condition Assessment

Cabin G4

Record ID: 419
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 420
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 421
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

PHOTO
NOT
APPLICABLE

**Silver Lake Campground
Facility Condition Assessment**

Cabin I

Capital Renewal Cost:	\$59,948	FCI:	0.535
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$1,230	\$1,290	-	-	-	-
TOTALS		\$59,948	\$62,950	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$59,948	\$62,950				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin I

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
425	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
426	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
155	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is approaching the end of its useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
427	B3010 - ROOFING	B3010.10.002	Metal Roofing is at or approaching end of expected useful service life.	Remove and replace metal roofing.	200	SF	\$2,630	\$7,720	1
153	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
429	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
430	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
432	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.038	Concrete steps are showing signs of age and wear.	Replace concrete steps.	2	LFN S	\$440	\$1,290	1

Silver Lake Campground Facility Condition Assessment

Cabin I

Record ID: 153
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 155
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,400
Deficiency Description: *Exterior wood entrance door is approaching the end of its useful life.*

Description of Work: *Replace wood door.*

Comments:



Record ID: 425
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin I

Record ID: 426
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 427
System: B3010 - ROOFING
Item No.: B3010.10.002
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Metal Roofing is at or approaching end of expected useful service life.*

Description of Work: *Remove and replace metal roofing.*

Comments:



Record ID: 429
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin I

Record ID: 430
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 432
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.30.038
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/LFNS
Total Deficiency Cost: \$1,290
Deficiency Description: *Concrete steps are showing signs of age and wear.*

Description of Work: *Replace concrete steps.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin J

Capital Renewal Cost:	\$51,616	FCI:	0.461
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G4010	SITE ELECTRIC DISTRIBUTION SYSTEMS	\$363	\$380	-	-	-	-
TOTALS		\$51,616	\$54,200	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$51,616	\$54,200				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin J

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
434	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
435	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
144	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is approaching the end of its useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
146	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
145	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
437	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
438	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
147	G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS	G4010.10.001	The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.	Supply and install a new junction box and cover.	1	EA	\$130	\$380	1

Silver Lake Campground Facility Condition Assessment

Cabin J

Record ID: 144
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.10.001

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$8,400

Deficiency Description: *Exterior wood entrance door is approaching the end of its useful life.*

Description of Work: *Replace wood door.*

Comments:



Record ID: 145
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$2,500

Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 146
System: B3010 - ROOFING

Item No.: B3010.10.007

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 200/SF

Total Deficiency Cost: \$7,720

Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin J

Record ID: 147
System: G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS
Item No.: G4010.10.001

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$380
Deficiency Description: *The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.*

Description of Work: *Supply and install a new junction box and cover.*

Comments:



Record ID: 434
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 435
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 30/SF
Total Deficiency Cost: \$15,620
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin J

Record ID: 437
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 438
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin K

Capital Renewal Cost:	\$51,952	FCI:	0.464
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$1,230	\$1,290	-	-	-	-
TOTALS		\$51,952	\$54,550	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$51,952	\$54,550				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin K

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
452	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
440	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
156	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
439	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
150	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
149	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
152	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.038	Concrete steps are showing signs of age and wear.	Replace concrete steps.	2	LFNS	\$440	\$1,290	1

Silver Lake Campground Facility Condition Assessment

Cabin K

Record ID: 149
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 150
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 152
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.30.038
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/LFNS
Total Deficiency Cost: \$1,290
Deficiency Description: *Concrete steps are showing signs of age and wear.*

Description of Work: *Replace concrete steps.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin K

Record ID: 156
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Record ID: 439
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 440
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin K

Record ID: 452
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin L1-L2-L3**Capital Renewal Cost: \$109,663**FCI: **0.405**Replacement Cost: **\$271,000**Condition Score: **D**Replacement Cost/SF: **\$602**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$38,418	\$40,340	-	-	-	-
B2020	EXTERIOR WINDOWS	\$37,216	\$39,080	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$21,055	\$22,110	-	-	-	-
D5040	LIGHTING	\$10,681	\$11,220	-	-	-	-
D7050	DETECTION AND ALARM	\$1,929	\$2,030	-	-	-	-
G4010	SITE ELECTRIC DISTRIBUTION SYSTEMS	\$363	\$380	-	-	-	-
TOTALS		\$109,663	\$115,160	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$109,663	\$115,160				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin L1-L2-L3

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
574	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	1,600	SF	\$13,740	\$40,340	1
573	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	75	SF	\$13,310	\$39,080	1
167	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.006	Exterior aluminum entrance door, frame and hardware is approaching the end of its useful life.	Replace aluminum door, frame, and hardware.	3	EA	\$7,530	\$22,110	1
169	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	3	EA	\$2,540	\$7,460	1
575	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	3	EA	\$1,280	\$3,760	1
576	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	3	EA	\$690	\$2,030	1
168	G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS	G4010.10.001	The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.	Supply and install a new junction box and cover.	1	EA	\$130	\$380	1

Silver Lake Campground Facility Condition Assessment

Cabin L1-L2-L3

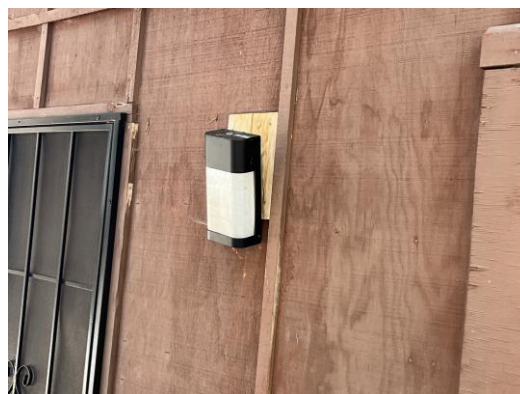
Record ID: 167
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.006
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$22,110
Deficiency Description: *Exterior aluminum entrance door, frame and hardware is approaching the end of its useful life.*
Description of Work: *Replace aluminum door, frame, and hardware.*
Comments:



Record ID: 168
System: G4010 - SITE ELECTRIC DISTRIBUTION SYSTEMS
Item No.: G4010.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$380
Deficiency Description: *The wiring device (outlet box, junction box, receptacle, etc.) needs to be replaced.*
Description of Work: *Supply and install a new junction box and cover.*
Comments:



Record ID: 169
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$7,460
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*
Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*
Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin L1-L2-L3

Record ID: 573
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 75/SF
Total Deficiency Cost: \$39,080
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace window.*

Comments:

Record ID: 574
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1,600/SF
Total Deficiency Cost: \$40,340
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

PHOTO
NOT
APPLICABLE

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:

Record ID: 575
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$3,760
Deficiency Description: *The light fixture is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

**Silver Lake Campground
Facility Condition Assessment**

Cabin L1-L2-L3

Record ID: 576
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$2,030
Deficiency Description: *The smoke detector is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

**Silver Lake Campground
Facility Condition Assessment**

Cabin M**Capital Renewal Cost: \$58,718**FCI: **0.524**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$58,718	\$61,660	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$58,718	\$61,660				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin M

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
453	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding and/or wall finish is showing signs of age and wear.	Power wash and repaint existing wood board siding and/or wall finish.	700	SF	\$6,010	\$17,640	1
441	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
448	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is damaged and/or past its expected useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
442	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
443	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
445	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
444	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin M

Record ID: 441
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 442
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Record ID: 443
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin M

Record ID: 444
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

Record ID: 445
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:

Record ID: 448
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,400
Deficiency Description: *Exterior wood entrance door is damaged and/or past its expected useful life.*

Description of Work: *Replace wood door.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin M

Record ID: 453
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding and/or wall finish is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding and/or wall finish.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin M2

Capital Renewal Cost:	\$43,368	FCI:	0.387
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$43,368	\$45,540	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,368	\$45,540				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin M2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
649	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding and/or wall finish is showing signs of age and wear.	Power wash and repaint existing wood board siding and/or wall finish.	700	SF	\$6,010	\$17,640	1
650	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
652	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
653	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
651	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin M2

Record ID: 649
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding and/or wall finish is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding and/or wall finish.*

Comments:



Record ID: 650
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 651
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

PHOTO
NOT
APPLICABLE

Silver Lake Campground Facility Condition Assessment

Cabin M2

Record ID: 652
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 653
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:

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NOT
APPLICABLE

**Silver Lake Campground
Facility Condition Assessment**

Cabin N

Capital Renewal Cost:	\$50,721	FCI:	0.453
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$50,721	\$53,260	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$50,721	\$53,260				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin N

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
454	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
450	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
449	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
456	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
458	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
457	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin N

Record ID: 449
System: B3010 - ROOFING

Item No.: B3010.10.007

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Record ID: 450
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 454
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin N

Record ID: 456
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 457
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 458
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

**Silver Lake Campground
Facility Condition Assessment**

Cabin O**Capital Renewal Cost: \$50,190**FCI: **0.448**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$1,202	\$1,260	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$1,845	\$1,940	-	-	-	-
TOTALS		\$50,190	\$52,700	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$50,190	\$52,700				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin O

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
41	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
46	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
43	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
56	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
55	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
45	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.038	Concrete steps are showing signs of age and wear.	Replace concrete steps.	3	LFNS	\$660	\$1,940	1

Silver Lake Campground Facility Condition Assessment

Cabin O

Record ID: 41
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 43
System: B3010 - ROOFING

Item No.: B3010.10.007

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Record ID: 45
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS

Item No.: G2030.30.038

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/LFNS
Total Deficiency Cost: \$1,940
Deficiency Description: *Concrete steps are showing signs of age and wear.*

Description of Work: *Replace concrete steps.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin O

Record ID: 46
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 55
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 56
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin P**Capital Renewal Cost: \$50,721**FCI: **0.453**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$50,721	\$53,260	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$50,721	\$53,260				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin P

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
54	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
52	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
53	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
4	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
51	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
49	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin P

Record ID: 4
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments: *The cable to the exterior light is routed from a nearby tree. The light fixture is hanging from the tree currently.*



Record ID: 49
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 51
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin P

Record ID: 52
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 53
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments: *Shake Roof*



Record ID: 54
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin Q1

Capital Renewal Cost:	\$53,965	FCI:	0.482
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
A4010	STANDARD SLABS-ON-GRADE	\$5,620	\$5,900	-	-	-	-
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$1,202	\$1,260	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$53,965	\$56,660	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$53,965	\$56,660				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin Q1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
6	A4010 - STANDARD SLABS-ON-GRADE	A4010.10.003	The concrete floor slab has major damage and cracks from uplift.	Replace the concrete slab.	150	SF	\$2,010	\$5,900	1
57	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
104	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
58	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
60	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
59	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin Q1

Record ID: 6
System: A4010 - STANDARD SLABS-ON-GRADE

Item No.: A4010.10.003

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 150/SF
Total Deficiency Cost: \$5,900
Deficiency Description: *The concrete floor slab has major damage and cracks from uplift.*

Description of Work: *Replace the concrete slab.*

Comments: *Concrete floor slab is severely damaged from uplift caused from roots of nearby tree.*



Record ID: 57
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 58
System: B3010 - ROOFING

Item No.: B3010.10.007

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin Q1

Record ID: 59
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 60
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 104
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin Q2

Capital Renewal Cost:	\$43,368	FCI:	0.387
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$43,368	\$45,540	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,368	\$45,540				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin Q2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
62	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
64	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
63	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
65	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
66	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin Q2

Record ID: 62
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 63
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 64
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin Q2

Record ID: 65
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*
Description of Work: *Replace existing incandescent fixtures with LED fixtures.*
Comments:



Record ID: 66
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*
Description of Work: *Replace the existing smoke detector with a new smoke detector.*
Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin R1

Capital Renewal Cost:	\$50,721	FCI:	0.453
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$50,721	\$53,260	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$50,721	\$53,260				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin R1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
67	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
74	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
68	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
71	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
73	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
72	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin R1

Record ID: 67
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 68
System: B3010 - ROOFING

Item No.: B3010.10.007

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments: *Shake Roof*



Record ID: 71
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin R1

Record ID: 72
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 73
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 74
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin R2**Capital Renewal Cost: \$48,345**FCI: **0.432**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$1,202	\$1,260	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$48,345	\$50,760	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$48,345	\$50,760				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin R2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
76	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
77	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
75	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
79	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
78	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin R2

Record ID: 75
System: B3010 - ROOFING

Item No.: B3010.10.007

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments: *Shake Roof*



Record ID: 76
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 77
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin R2

Record ID: 78
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 79
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin S1**Capital Renewal Cost: \$59,781**FCI: **0.534**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$5,005	\$5,260	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$6,431	\$6,750	-	-	-	-
D5040	LIGHTING	\$1,202	\$1,260	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$59,781	\$62,770	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$59,781	\$62,770				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin S1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
80	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
83	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
86	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.007	Exterior wood door is damaged or deteriorating.	Refurbish/repair wood door.	1	EA	\$1,790	\$5,260	1
81	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
82	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.9114	The outdoor load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,300	\$6,750	1
85	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
84	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin S1

Record ID: 80
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 81
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Record ID: 82
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.9114

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,750
Deficiency Description: *The outdoor load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin S1

Record ID: 83
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*



Description of Work: *Replace window.*

Comments:

Record ID: 84
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*



Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

Record ID: 85
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*



Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

**Silver Lake Campground
Facility Condition Assessment**

Cabin S1

Record ID: 86
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.10.007

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$5,260

Deficiency Description: *Exterior wood door is damaged or deteriorating.*

Description of Work: *Refurbish/repair wood door.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin S2

Capital Renewal Cost:	\$48,345	FCI:	0.432
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$1,202	\$1,260	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$48,345	\$50,760	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$48,345	\$50,760				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin S2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
88	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
89	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
87	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
91	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
90	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin S2

Record ID: 87
System: B3010 - ROOFING

Item No.: B3010.10.007

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments: *Shake Roof*



Record ID: 88
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 89
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin S2

Record ID: 90
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 91
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin S3

Capital Renewal Cost:	\$43,368	FCI:	0.387
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$43,368	\$45,540	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,368	\$45,540				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin S3

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
93	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
94	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
95	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
97	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
96	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin S3

Record ID: 93
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 94
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 95
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin S3

Record ID: 96
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 97
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin S4

Capital Renewal Cost:	\$21,027	FCI:	0.188
Replacement Cost:	\$112,000	Condition Score:	C
Replacement Cost/SF:	\$747	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$21,027	\$22,080	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$21,027	\$22,080				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin S4

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
103	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
99	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
101	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
100	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin S4

Record ID: 99
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 100
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 101
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin S4

Record ID: 103
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*
Description of Work: *Power wash and repaint existing wood board siding.*
Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin T1

Capital Renewal Cost:	\$57,684	FCI:	0.515
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$5,536	\$5,810	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$6,431	\$6,750	-	-	-	-
D5040	LIGHTING	\$5,928	\$6,220	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$57,684	\$60,560	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$57,684	\$60,560				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin T1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
459	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
460	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
464	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	150	SF	\$1,980	\$5,810	1
269	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.9114	The outdoor load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,300	\$6,750	1
461	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	2	EA	\$1,690	\$4,960	1
462	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
463	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin T1

Record ID: 269
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.9114

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,750
Deficiency Description: *The outdoor load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:



Record ID: 459
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 460
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin T1

Record ID: 461
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$4,960
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 462
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 463
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

PHOTO
NOT
APPLICABLE

**Silver Lake Campground
Facility Condition Assessment**

Cabin T1

Record ID: 464
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 150/SF
Total Deficiency Cost: \$5,810
Deficiency Description: *Wood shake roof is past its expected useful life.*
Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*
Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin T2**Capital Renewal Cost: \$58,718**FCI: **0.524**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$58,718	\$61,660	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$58,718	\$61,660				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin T2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
466	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
467	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
471	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is approaching the end of its useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
465	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
468	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
469	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
470	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin T2

Record ID: 465
System: B3010 - ROOFING

Item No.: B3010.10.007

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



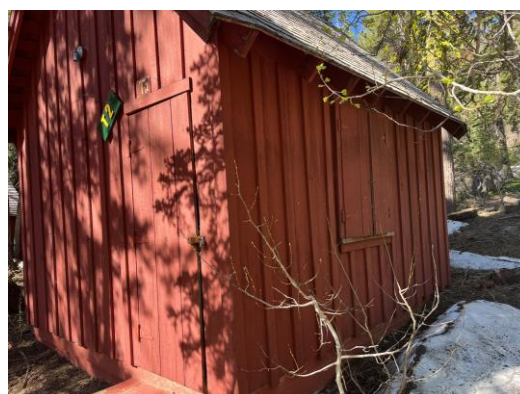
Record ID: 466
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 467
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin T2

Record ID: 468
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*
Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*
Comments:



Record ID: 469
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*
Description of Work: *Replace existing incandescent fixtures with LED fixtures.*
Comments:

PHOTO
NOT
APPLICABLE

Record ID: 470
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*
Description of Work: *Replace the existing smoke detector with a new smoke detector.*
Comments:

PHOTO
NOT
APPLICABLE

**Silver Lake Campground
Facility Condition Assessment**

Cabin T2

Record ID: 471
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.10.001

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$8,400

Deficiency Description: *Exterior wood entrance door is approaching the end of its useful life.*

Description of Work: *Replace wood door.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin T3

Capital Renewal Cost:	\$42,249	FCI:	0.377
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$2,461	\$2,580	-	-	-	-
TOTALS		\$42,249	\$44,360	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$42,249	\$44,360				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin T3

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
109	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
110	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
106	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.		EA			1
107	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
105	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.038			4	LFNS	\$880	\$2,580	1

Silver Lake Campground Facility Condition Assessment

Cabin T3

Record ID: 105
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.30.038

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 4/LFNS
Total Deficiency Cost: \$2,580
Deficiency Description:

Description of Work:

Comments:



Record ID: 106
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: /EA
Total Deficiency Cost:
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 107
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments: *Smoke detector is missing.*



Silver Lake Campground Facility Condition Assessment

Cabin T3

Record ID: 109
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 110
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin T4

Capital Renewal Cost:	\$43,368	FCI:	0.387
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$43,368	\$45,540	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,368	\$45,540				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin T4

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
116	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
117	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
112	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
114	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
113	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin T4

Record ID: 112
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments: *Exterior light fixture and conduit is detached and hanging off the rear of cabin.*



Record ID: 113
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 114
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin T4

Record ID: 116
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 117
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin T5

Capital Renewal Cost:	\$43,451	FCI:	0.388
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
D5040	LIGHTING	\$1,202	\$1,260	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$2,461	\$2,580	-	-	-	-
TOTALS		\$43,451	\$45,620	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,451	\$45,620				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin T5

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
122	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
123	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
120	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
119	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
118	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.038	Concrete steps are showing signs of age and wear.	Replace concrete steps.	4	LFNS	\$880	\$2,580	1

Silver Lake Campground Facility Condition Assessment

Cabin T5

Record ID: 118
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.30.038
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 4/LFNS
Total Deficiency Cost: \$2,580
Deficiency Description: *Concrete steps are showing signs of age and wear.*



Description of Work: *Replace concrete steps.*

Comments:

Record ID: 119
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*



Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

Record ID: 120
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*



Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

Silver Lake Campground Facility Condition Assessment

Cabin T5

Record ID: 122
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 123
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin T6**Capital Renewal Cost: \$48,988**FCI: **0.437**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
D5040	LIGHTING	\$1,202	\$1,260	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$48,988	\$51,440	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$48,988	\$51,440				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin T6

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
472	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
473	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
478	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is approaching the end of its useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
474	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
475	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin T6

Record ID: 472
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 473
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 474
System: D5040 - LIGHTING

Item No.: D5040.50.421

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

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NOT
APPLICABLE

Silver Lake Campground Facility Condition Assessment

Cabin T6

Record ID: 475
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

Record ID: 478
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,400
Deficiency Description: *Exterior wood entrance door is approaching the end of its useful life.*

Description of Work: *Replace wood door.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin U1

Capital Renewal Cost:	\$57,152	FCI:	0.510
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$6,431	\$6,750	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$57,152	\$60,010	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$57,152	\$60,010				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin U1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
479	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
480	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
483	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
222	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.9114	The outdoor load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,300	\$6,750	1
484	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
481	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
482	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin U1

Record ID: 222
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.9114

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,750
Deficiency Description: *The outdoor load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:



Record ID: 479
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 480
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin U1

Record ID: 481
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 482
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 483
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin U1

Record ID: 484
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$2,500

Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin U2**Capital Renewal Cost: \$50,721**FCI: **0.453**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$50,721	\$53,260	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$50,721	\$53,260				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin U2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
485	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
486	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
487	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
488	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
489	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
490	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin U2

Record ID: 485
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 486
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 487
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin U2

Record ID: 488
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 489
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 490
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin U3**Capital Renewal Cost: \$50,721**FCI: **0.453**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$50,721	\$53,260	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$50,721	\$53,260				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin U3

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
491	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
492	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
498	B3010 - ROOFING	B3010.10.002	Metal Roofing is at or approaching end of expected useful service life.	Remove and replace metal roofing.	200	SF	\$2,630	\$7,720	1
493	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
496	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
497	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin U3

Record ID: 491
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 492
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 493
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin U3

Record ID: 496
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 497
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 498
System: B3010 - ROOFING
Item No.: B3010.10.002
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Metal Roofing is at or approaching end of expected useful service life.*

Description of Work: *Remove and replace metal roofing.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin V1

Capital Renewal Cost:	\$43,256	FCI:	0.386
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$43,256	\$45,420	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,256	\$45,420				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin V1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
499	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
500	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
215	B3010 - ROOFING	B3010.10.002	Metal Roofing is at or approaching end of expected useful service life.	Remove and replace metal roofing.	200	SF	\$2,630	\$7,720	1
501	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
502	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
503	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin V1

Record ID: 215
System: B3010 - ROOFING

Item No.: B3010.10.002

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Metal Roofing is at or approaching end of expected useful service life.*

Description of Work: *Remove and replace metal roofing.*

Comments:



Record ID: 499
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 500
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 30/SF
Total Deficiency Cost: \$15,620
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin V1

Record ID: 501
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$2,500

Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 502
System: D5040 - LIGHTING

Item No.: D5040.50.421

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$1,260

Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 503
System: D7050 - DETECTION AND ALARM

Item No.: D7050.10.025

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$680

Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin V2

Capital Renewal Cost:	\$43,256	FCI:	0.386
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$43,256	\$45,420	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,256	\$45,420				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin V2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
506	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
507	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
505	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
508	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
509	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
510	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin V2

Record ID: 505
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Record ID: 506
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 507
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 30/SF
Total Deficiency Cost: \$15,620
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin V2

Record ID: 508
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 509
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 510
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin V3**Capital Renewal Cost: \$45,129**FCI: **0.403**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$1,230	\$1,290	-	-	-	-
TOTALS		\$45,129	\$47,390	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$45,129	\$47,390				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin V3

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)
General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
511	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
512	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
516	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is approaching the end of its useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
513	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
514	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
515	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
517	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.038	Concrete steps are showing signs of age and wear.	Replace concrete steps.	2	LFN S	\$440	\$1,290	1

Silver Lake Campground Facility Condition Assessment

Cabin V3

Record ID: 511
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 512
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 30/SF
Total Deficiency Cost: \$15,620
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 513
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin V3

Record ID: 514
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 515
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 516
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,400
Deficiency Description: *Exterior wood entrance door is approaching the end of its useful life.*

Description of Work: *Replace wood door.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin V3

Record ID: 517
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.30.038
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/LFNS
Total Deficiency Cost: \$1,290
Deficiency Description: *Concrete steps are showing signs of age and wear.*

Description of Work: *Replace concrete steps.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin W1

Capital Renewal Cost:	\$43,871	FCI:	0.392
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$615	\$650	-	-	-	-
TOTALS		\$43,871	\$46,070	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,871	\$46,070				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin W1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
518	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
519	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
521	B3010 - ROOFING	B3010.10.002	Metal Roofing is at or approaching end of expected useful service life.	Remove and replace metal roofing.	200	SF	\$2,630	\$7,720	1
522	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
523	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
524	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
520	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.038	Concrete steps are showing signs of age and wear.	Replace concrete steps.	1	LFNS	\$220	\$650	1

Silver Lake Campground Facility Condition Assessment

Cabin W1

Record ID: 518
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 519
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 30/SF
Total Deficiency Cost: \$15,620
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 520
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.30.038
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/LFNS
Total Deficiency Cost: \$650
Deficiency Description: *Concrete steps are showing signs of age and wear.*

Description of Work: *Replace concrete steps.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin W1

Record ID: 521
System: B3010 - ROOFING

Item No.: B3010.10.002

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Metal Roofing is at or approaching end of expected useful service life.*

Description of Work: *Remove and replace metal roofing.*

Comments:



Record ID: 522
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 523
System: D5040 - LIGHTING

Item No.: D5040.50.421

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin W1

Record ID: 524
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin W2

Capital Renewal Cost:	\$43,256	FCI:	0.386
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$43,256	\$45,420	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,256	\$45,420				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin W2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
525	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
526	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
527	B3010 - ROOFING	B3010.10.002	Metal Roofing is at or approaching end of expected useful service life.	Remove and replace metal roofing.	200	SF	\$2,630	\$7,720	1
529	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
530	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
531	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin W2

Record ID: 525
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 526
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 30/SF
Total Deficiency Cost: \$15,620
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 527
System: B3010 - ROOFING
Item No.: B3010.10.002
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Metal Roofing is at or approaching end of expected useful service life.*

Description of Work: *Remove and replace metal roofing.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin W2

Record ID: 529
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 530
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 531
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin W3

Capital Renewal Cost:	\$43,256	FCI:	0.386
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$43,256	\$45,420	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$43,256	\$45,420				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin W3

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
532	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
533	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
534	B3010 - ROOFING	B3010.10.002	Metal Roofing is at or approaching end of expected useful service life.	Remove and replace metal roofing.	200	SF	\$2,630	\$7,720	1
535	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
536	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
537	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin W3

Record ID: 532
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 533
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 30/SF
Total Deficiency Cost: \$15,620
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 534
System: B3010 - ROOFING

Item No.: B3010.10.002

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Metal Roofing is at or approaching end of expected useful service life.*

Description of Work: *Remove and replace metal roofing.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin W3

Record ID: 535
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 536
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 537
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin X

Capital Renewal Cost:	\$65,121	FCI:	0.581
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
A4010	STANDARD SLABS-ON-GRADE	\$5,620	\$5,900	-	-	-	-
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$6,431	\$6,750	-	-	-	-
D5040	LIGHTING	\$5,928	\$6,220	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$65,121	\$68,370	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$65,121	\$68,370				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin X

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
546	A4010 - STANDARD SLABS-ON-GRADE	A4010.10.003	The concrete floor slab has major damage and cracks from uplift.	Replace the concrete slab.	150	SF	\$2,010	\$5,900	1
540	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
541	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
545	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
272	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.9114	The outdoor load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,300	\$6,750	1
542	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	2	EA	\$1,690	\$4,960	1
543	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
544	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin X

Record ID: 272
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.9114

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,750
Deficiency Description: *The outdoor load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:

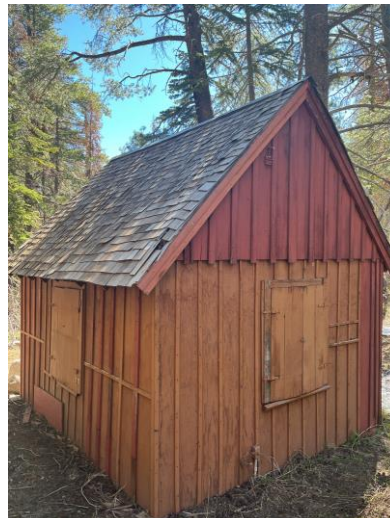


Record ID: 540
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 541
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin X

Record ID: 542
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$4,960
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 543
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 544
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

PHOTO
NOT
APPLICABLE

Silver Lake Campground Facility Condition Assessment

Cabin X

Record ID: 545
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Record ID: 546
System: A4010 - STANDARD SLABS-ON-GRADE
Item No.: A4010.10.003
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 150/SF
Total Deficiency Cost: \$5,900
Deficiency Description: *The concrete floor slab has major damage and cracks from uplift.*

Description of Work: *Replace the concrete slab.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cabin Y1

Capital Renewal Cost:	\$51,225	FCI:	0.457
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
A4010	STANDARD SLABS-ON-GRADE	\$5,620	\$5,900	-	-	-	-
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B3010	ROOFING	\$7,354	\$7,720	-	-	-	-
D5040	LIGHTING	\$5,928	\$6,220	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$51,225	\$53,780	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$51,225	\$53,780				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin Y1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
547	A4010 - STANDARD SLABS-ON-GRADE	A4010.10.003	The concrete floor slab has major damage and cracks from uplift.	Replace the concrete slab.	150	SF	\$2,010	\$5,900	1
548	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
549	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
550	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	200	SF	\$2,630	\$7,720	1
551	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	2	EA	\$1,690	\$4,960	1
552	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
553	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

**Silver Lake Campground
Facility Condition Assessment**

Cabin Y1

Record ID: 547
System: A4010 - STANDARD SLABS-ON-GRADE

Item No.: A4010.10.003

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 150/SF
Total Deficiency Cost: \$5,900
Deficiency Description: *The concrete floor slab has major damage and cracks from uplift.*

Description of Work: *Replace the concrete slab.*

Comments:



Record ID: 548
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 549
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 30/SF
Total Deficiency Cost: \$15,620
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:

PHOTO
NOT
APPLICABLE

Silver Lake Campground Facility Condition Assessment

Cabin Y1

Record ID: 550
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$7,720
Deficiency Description: *Wood shake roof is past its expected useful life.*



Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:

Record ID: 551
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$4,960
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

Record ID: 552
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

**Silver Lake Campground
Facility Condition Assessment**

Cabin Y1

Record ID: 553
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

**Silver Lake Campground
Facility Condition Assessment**

Cabin Y2

Capital Renewal Cost:	\$28,464	FCI:	0.254
Replacement Cost:	\$112,000	Condition Score:	C
Replacement Cost/SF:	\$747	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$7,438	\$7,810	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
TOTALS		\$28,464	\$29,890	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$28,464	\$29,890				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin Y2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
555	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
556	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	15	SF	\$2,660	\$7,810	1
557	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
560	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
559	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1

Silver Lake Campground Facility Condition Assessment

Cabin Y2

Record ID: 555
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 556
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 15/SF
Total Deficiency Cost: \$7,810
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Record ID: 557
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

**Silver Lake Campground
Facility Condition Assessment**

Cabin Y2

Record ID: 559
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

Record ID: 560
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

**Silver Lake Campground
Facility Condition Assessment**

Cabin Z**Capital Renewal Cost: \$50,749**FCI: **0.453**Replacement Cost: **\$112,000**Condition Score: **D**Replacement Cost/SF: **\$747**Condition Rating: **CRITICAL****CIP DEFICIENCY COST SUMMARY**

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
A4010	STANDARD SLABS-ON-GRADE	\$5,620	\$5,900	-	-	-	-
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
D5040	LIGHTING	\$3,579	\$3,760	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$1,230	\$1,290	-	-	-	-
TOTALS		\$50,749	\$53,290	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$50,749	\$53,290				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cabin Z

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
566	A4010 - STANDARD SLABS-ON-GRADE	A4010.10.003	The concrete floor slab has major damage and cracks from uplift.	Replace the concrete slab.	150	SF	\$2,010	\$5,900	1
568	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	700	SF	\$6,010	\$17,640	1
563	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
561	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is approaching the end of its useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
562	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
564	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
565	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
569	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.30.038	Concrete steps are showing signs of age and wear.	Replace concrete steps.	2	LFN S	\$440	\$1,290	1

Silver Lake Campground Facility Condition Assessment

Cabin Z

Record ID: 561
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.10.001

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$8,400

Deficiency Description: *Exterior wood entrance door is approaching the end of its useful life.*

Description of Work: *Replace wood door.*

Comments:



Record ID: 562
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$2,500

Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 563
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 30/SF

Total Deficiency Cost: \$15,620

Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Cabin Z

Record ID: 564
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*
Description of Work: *Replace existing incandescent fixtures with LED fixtures.*
Comments:



Record ID: 565
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*
Description of Work: *Replace the existing smoke detector with a new smoke detector.*
Comments:



Record ID: 566
System: A4010 - STANDARD SLABS-ON-GRADE
Item No.: A4010.10.003
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 150/SF
Total Deficiency Cost: \$5,900
Deficiency Description: *The concrete floor slab has major damage and cracks from uplift.*
Description of Work: *Replace the concrete slab.*
Comments:



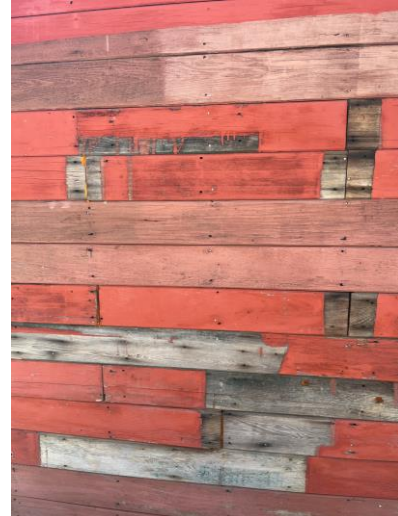
Silver Lake Campground Facility Condition Assessment

Cabin Z

Record ID: 568
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 569
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.30.038
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/LFNS
Total Deficiency Cost: \$1,290
Deficiency Description: *Concrete steps are showing signs of age and wear.*

Description of Work: *Replace concrete steps.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Cook Shack (Ray)

Capital Renewal Cost:	\$39,593	FCI:	0.354
Replacement Cost:	\$112,000	Condition Score:	D
Replacement Cost/SF:	\$747	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$9,619	\$10,100	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$6,431	\$6,750	-	-	-	-
D5040	LIGHTING	\$1,202	\$1,260	-	-	-	-
TOTALS		\$39,593	\$41,570	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$39,593	\$41,570				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Cook Shack (Ray)

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
128	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	400	SF	\$3,440	\$10,100	1
129	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
124	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.9114	The outdoor load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,300	\$6,750	1
126	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1

Silver Lake Campground Facility Condition Assessment

Cook Shack (Ray)

Record ID: 124
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.9114

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,750
Deficiency Description: *The outdoor load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:



Record ID: 126
System: D5040 - LIGHTING
Item No.: D5040.50.421

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Record ID: 128
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 400/SF
Total Deficiency Cost: \$10,100
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments: *Wood board siding is in poor condition.*



**Silver Lake Campground
Facility Condition Assessment**

Cook Shack (Ray)

Record ID: 129
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments: *Windows missing.*



Crafts

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 375 SF

FCA Summary

Capital Renewal Cost: \$75,299
FCI: 0.307
Condition Score: D
Condition Rating: Critical
Replacement Cost: \$245,000
Replacement Cost/SF: \$653



Narratives

Architectural Systems

The Crafts cabin is an approximately 375 square foot wood frame constructed structure on a concrete slab foundation with a sloped metal roof. The exterior painted wood board siding, windows and wall mounted light fixtures are showing signs of damage, age, and wear. The metal roof appears to be in fair condition and within its expected useful life. The exterior door has been boarded up and likely needs replacement. The team was not able to fully access the structure to assess the interior conditions, but it is assumed that the interior finishes and equipment are in fair to poor condition and in need of replacement. It was noted that the cabin appears to be used to store various camp equipment, including an electric or gas-powered golf cart, a small generator, and canoe.

Mechanical Systems

Mechanical Systems

No mechanical systems were observed during the assessment.

Plumbing Systems

No plumbing systems were observed during the assessment.

Fire Protection Systems

No fire protection systems were observed during the assessment; however, a fire extinguisher or wall brackets for fire extinguishers were observed in the cabin during the assessment.

Electrical Systems

Electrical power is provided by an external wall load center that is damaged. It is assumed that the cabin includes a ceiling mounted light fixture in addition to the exterior wall mounted light fixture that are past their expected useful life.

Fire Detection and Alarm Systems

Each room is equipped with a battery-operated ceiling mounted smoke detector/alarm that appear past their expected useful life and/or need battery replacement and testing.

Conclusion

For the Crafts cabin, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Crafts						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Crafts	\$79,060	\$0	\$0	\$0	\$0	\$79,060
Total	\$79,060	\$0	\$0	\$0	\$0	\$79,060
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY

Priority 1
\$79,060



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**Silver Lake Campground
Facility Condition Assessment**

Crafts

Capital Renewal Cost:	\$75,299	FCI:	0.307
Replacement Cost:	\$245,000	Condition Score:	D
Replacement Cost/SF:	\$653	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$19,209	\$20,170	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$6,431	\$6,750	-	-	-	-
D5040	LIGHTING	\$5,928	\$6,220	-	-	-	-
D7050	DETECTION AND ALARM	\$643	\$680	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$20,747	\$21,780	-	-	-	-
TOTALS		\$75,299	\$79,060	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$75,299	\$79,060				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Crafts

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
580	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	800	SF	\$6,870	\$20,170	1
581	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
235	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.9114	The outdoor load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,300	\$6,750	1
582	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	2	EA	\$1,690	\$4,960	1
583	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	1	EA	\$430	\$1,260	1
584	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	1	EA	\$230	\$680	1
585	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.10.00	Concrete pavement has major damage and structural failure.	Repair and replace concrete and base to match existing.	600	SF	\$7,420	\$21,780	1

Silver Lake Campground Facility Condition Assessment

Crafts

Record ID: 235
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.9114

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,750
Deficiency Description: *The outdoor load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:



Record ID: 580
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 800/SF
Total Deficiency Cost: \$20,170
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



Record ID: 581
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Crafts

Record ID: 582
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$4,960
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*
Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*
Comments:



Record ID: 583
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,260
Deficiency Description: *The light fixture is past its expected useful life.*
Description of Work: *Replace existing incandescent fixtures with LED fixtures.*
Comments:

PHOTO
NOT
APPLICABLE

Record ID: 584
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$680
Deficiency Description: *The smoke detector is past its expected useful life.*
Description of Work: *Replace the existing smoke detector with a new smoke detector.*
Comments:

PHOTO
NOT
APPLICABLE

**Silver Lake Campground
Facility Condition Assessment**

Crafts

Record ID: 585
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS
Item No.: G2030.10.00

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 600/SF
Total Deficiency Cost: \$21,780
Deficiency Description: *Concrete pavement has major damage and structural failure.*

Description of Work: *Repair and replace concrete and base to match existing.*

Comments:



Electrical Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 200 SF

FCA Summary

Capital Renewal Cost: \$45,912
FCI: 0.131
Condition Score: C
Condition Rating: Poor
Replacement Cost: \$350,000
Replacement Cost/SF: \$1,750



Narratives

Architectural Systems

The Electrical building is an approximately 200 square foot masonry block structure with a sloped metal roof on a concrete slab foundation. The double metal utility doors to allow for access to the interior are damaged and showing signs of age and wear but are operable. The interior provides space for a propane powered generator. The metal roof appears to be in fair condition and within its expected useful life.

Mechanical Systems

Mechanical Systems

No mechanical systems were observed during the assessment.

Plumbing Systems

No plumbing systems were observed during the assessment.

Fire Protection Systems

No fire protection systems were observed during the assessment; however, a fire extinguisher or wall brackets for fire extinguishers were observed in the cabin during the assessment.

Electrical Systems

Electrical power appears to be provided to the site using a propane powered generator which is routed through a 112.5 Kva transformer and disconnect. The main panelboard and shutoff to the site is located in the adjacent cabin, Pop's Garage.

Fire Detection and Alarm Systems

No smoke detectors and alarms were observed during the assessment.

Conclusion

For the Electrical building, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Electrical						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Electrical	\$48,210	\$0	\$0	\$0	\$0	\$48,210
Total	\$48,210	\$0	\$0	\$0	\$0	\$48,210
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY

Priority 1
\$48,210



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**Silver Lake Campground
Facility Condition Assessment**

Electrical

Capital Renewal Cost:	\$45,912	FCI:	0.131
Replacement Cost:	\$350,000	Condition Score:	C
Replacement Cost/SF:	\$1,750	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2050	EXTERIOR DOORS AND GRILLES	\$22,425	\$23,550	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$21,083	\$22,140	-	-	-	-
D5040	LIGHTING	\$2,405	\$2,520	-	-	-	-
TOTALS		\$45,912	\$48,210	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$45,912	\$48,210				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Electrical

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
587	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.003	Exterior doors, frames and hardware are approaching the end of their useful life.	Replace the exterior doors, frames and hardware.	2	EA	\$8,020	\$23,550	1
315	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.218	The 112.5kVA transformer (3P dry-type, 480-120/208V) is approaching the end of its expected useful life.	Replace the existing transformer with a new transformer.	1	EA	\$7,540	\$22,140	1
588	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	2	EA	\$860	\$2,520	1

Silver Lake Campground Facility Condition Assessment

Electrical

Record ID: 315
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.10.218

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$22,140
Deficiency Description: *The 112.5kVA transformer (3P dry-type, 480-120/208V) is approaching the end of its expected useful life.*

Description of Work: *Replace the existing transformer with a new transformer.*

Comments:



Record ID: 587
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.20.003

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$23,550
Deficiency Description: *Exterior doors, frames and hardware are approaching the end of their useful life.*

Description of Work: *Replace the exterior doors, frames and hardware.*

Comments:

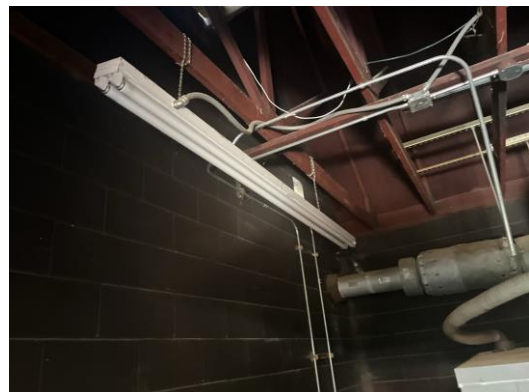


Record ID: 588
System: D5040 - LIGHTING
Item No.: D5040.50.421

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$2,520
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Kitchen

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 1,600 SF

FCA Summary

Capital Renewal Cost: \$157,141
FCI: 0.079
Condition Score: B
Condition Rating: Fair
Replacement Cost: \$1,996,000
Replacement Cost/SF: \$1,229



Narratives

Architectural Systems

The Kitchen is an approximately 1,600 square foot masonry block structure with a metal roof on a concrete slab foundation. The exterior finish is unpainted masonry block walls and some wood board siding that is showing signs of age and wear. The facility includes six doors and single pane wood windows that are damaged and showing signs of wear and age. The roof appears to be in fair condition and within its expected useful life, but some of the vent fittings appear to have been damaged. The interior includes a storage area, main kitchen with a serving window, and a dishwashing area. In general, the interior finishes show signs of wear, but considering the location and use, are functional. The Kitchen is equipped with a walk-in cooler, gas stove/oven, hood, sink, and a dishwashing station with commercial dishwasher all of which appear to be past their expected useful life.

Mechanical Systems

Mechanical Systems

The Kitchen is serviced by a gas fired stove and oven with an exhaust hood and a walk-in cooler. The Russel model AL26-72 walk-in cooler appears to be past its expected useful life and is recommended for replacement.

Plumbing Systems

The plumbing system at the Kitchen is serviced by a 100-gallon gas fired water heater that is well past its expected useful life and is recommended for replacement. In addition, the Kitchen is equipped with a food preparation sink, dishwashing sink, and a commercial dishwasher. The plumbing fixtures appear to be in fair condition. The Kitchen grease trap is located outside of the building adjacent to the restroom.

Fire Protection Systems

An ANSUL Kitchen Fire Suppression System serves the cooking area. The system has approached the end of its useful service life and is recommended for replacement. Fire extinguishers were observed during the assessment but do not appear to have been tested recently. The fire extinguishers are recommended for testing or replacement as necessary.

Electrical Systems

Electrical power appears to be provided through the panelboard located in the Restroom building and two panelboards in the Kitchen. Exterior and interior light fixtures are showing signs of damage, wear and appear past their expected useful life.

Fire Detection and Alarm Systems

No smoke detectors and alarms were observed during the assessment.

Conclusion

For the Kitchen building, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Kitchen						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Kitchen	\$165,010	\$0	\$0	\$0	\$0	\$165,010
Total	\$165,010	\$0	\$0	\$0	\$0	\$165,010
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY

Priority 1
\$165,010



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**Silver Lake Campground
Facility Condition Assessment**

Kitchen

Capital Renewal Cost:	\$157,141	FCI:	0.079
Replacement Cost:	\$1,996,000	Condition Score:	B
Replacement Cost/SF:	\$1,229	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$11,995	\$12,600	-	-	-	-
B2020	EXTERIOR WINDOWS	\$49,631	\$52,110	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$35,091	\$36,850	-	-	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$24,746	\$25,980	-	-	-	-
D4010	FIRE SUPPRESSION	\$2,572	\$2,700	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$9,730	\$10,220	-	-	-	-
D5040	LIGHTING	\$16,665	\$17,500	-	-	-	-
E1030	COMMERCIAL EQUIPMENT	\$6,711	\$7,050	-	-	-	-
TOTALS		\$157,141	\$165,010	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$157,141	\$165,010				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Kitchen

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
591	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	500	SF	\$4,290	\$12,600	1
592	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	100	SF	\$17,750	\$52,110	1
589	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.006	Exterior aluminum entrance door, frame and hardware is approaching the end of its useful life.	Replace aluminum door, frame, and hardware.	5	EA	\$12,550	\$36,850	1
325	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.003	Gas fired water heater more than 75 Gal is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$8,850	\$25,980	1
330	D4010 - FIRE SUPPRESSION	D4010.50.001	Ansul fire suppression system with halon tank and controller is approaching the end of its expected useful life.	Provide equipment replacement and installation.	100	cubic-feet of natural	\$920	\$2,700	1
328	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	The 100A (18 ckts, 20A plug-in breakers, 1P) load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$1,740	\$5,110	1
327	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	The 100A (18 ckts, 20A plug-in breakers, 1P) load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$1,740	\$5,110	1
590	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	3	EA	\$2,540	\$7,460	1
331	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	8	EA	\$3,420	\$10,040	1
329	E1030 - COMMERCIAL EQUIPMENT	E1030.80.001	Walk-in cooler and freezer are at or approaching the end of its expected useful service life.	Provide equipment replacement and installation.	100	SF	\$2,400	\$7,050	1

Silver Lake Campground Facility Condition Assessment

Kitchen

Record ID: 325
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.20.003

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$25,980

Deficiency Description: *Gas fired water heater more than 75 Gal is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Record ID: 327
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$5,110

Deficiency Description: *The 100A (18 ckts, 20A plug-in breakers, 1P) load center is approaching the end of its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:



Record ID: 328
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$5,110

Deficiency Description: *The 100A (18 ckts, 20A plug-in breakers, 1P) load center is approaching the end of its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:



Silver Lake Campground Facility Condition Assessment

Kitchen

Record ID: 329
System: E1030 - COMMERCIAL EQUIPMENT

Item No.: E1030.80.001

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 100/SF
Total Deficiency Cost: \$7,050
Deficiency Description: *Walk-in cooler and freezer are at or approaching the end of its expected useful service life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



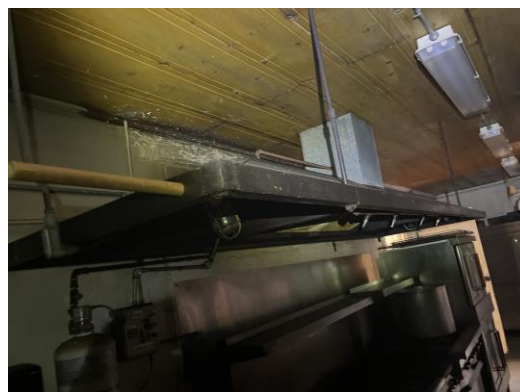
Record ID: 330
System: D4010 - FIRE SUPPRESSION

Item No.: D4010.50.001

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 100/cubic-feet of natural gas
Total Deficiency Cost: \$2,700
Deficiency Description: *Ansul fire suppression system with halon tank and controller is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Record ID: 331
System: D5040 - LIGHTING

Item No.: D5040.50.421

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 8/EA
Total Deficiency Cost: \$10,040
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

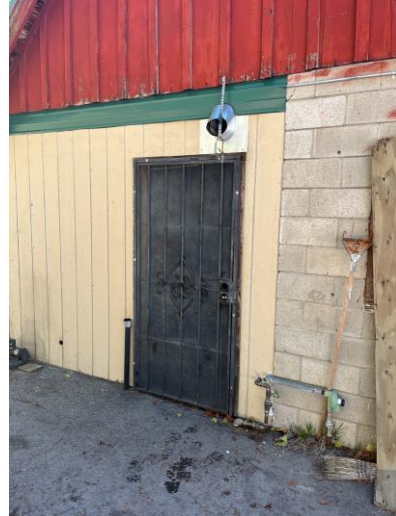
Comments:



Silver Lake Campground Facility Condition Assessment

Kitchen

Record ID: 589
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.006
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 5/EA
Total Deficiency Cost: \$36,850
Deficiency Description: *Exterior aluminum entrance door, frame and hardware is approaching the end of its useful life.*
Description of Work: *Replace aluminum door, frame, and hardware.*
Comments:



Record ID: 590
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$7,460
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*
Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*
Comments:



Record ID: 591
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 500/SF
Total Deficiency Cost: \$12,600
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*
Description of Work: *Power wash and repaint existing wood board siding.*
Comments:



**Silver Lake Campground
Facility Condition Assessment**

Kitchen

Record ID: 592
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 100/SF
Total Deficiency Cost: \$52,110
Deficiency Description: *Windows are damaged and/or past their expected useful life.*
Description of Work: *Replace window.*
Comments:



Lodge

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 2,600 SF

FCA Summary

Capital Renewal Cost: \$256,179
FCI: 0.111
Condition Score: C
Condition Rating: Poor
Replacement Cost: \$2,311,000
Replacement Cost/SF: \$889



Narratives

Architectural Systems

The Lodge is an approximately 2,600 square foot timber structure with a metal roof on a concrete slab foundation. The exterior wall veneer is painted timber that is showing signs of age and wear. The structure includes three wood double entrance doors and 10 single pane wood windows that appear to be in poor condition. The roof appears to be in fair condition and within its expected useful life. Finally, the concrete and stone chimney appears to be in good condition and is functional. The assessment team was not able to access the interior due to snow blocking the entrance, but reasonable assumptions regarding the condition of the equipment are included in the deficiency costs.

Mechanical Systems

Mechanical Systems

No mechanical systems were observed during the assessment.

Plumbing Systems

No plumbing systems were observed during the assessment.

Fire Protection Systems

No fire protection systems were noted during the assessment.

Electrical Systems

The exterior light fixtures are showing signs of damage, wear and appear past their expected useful life.

Fire Detection and Alarm Systems

No smoke detectors and alarms were observed during the assessment.

Conclusion

For the Lodge, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Lodge						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Lodge	\$269,000	\$0	\$0	\$0	\$0	\$269,000
Total	\$269,000	\$0	\$0	\$0	\$0	\$269,000
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY

Priority 1
\$269,000



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**Silver Lake Campground
Facility Condition Assessment**

Lodge

Capital Renewal Cost:	\$256,179	FCI:	0.111
Replacement Cost:	\$2,311,000	Condition Score:	C
Replacement Cost/SF:	\$889	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$33,609	\$35,290	-	-	-	-
B2020	EXTERIOR WINDOWS	\$148,865	\$156,310	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$48,037	\$50,440	-	-	-	-
D5040	LIGHTING	\$23,739	\$24,930	-	-	-	-
D7050	DETECTION AND ALARM	\$1,929	\$2,030	-	-	-	-
TOTALS		\$256,179	\$269,000	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$256,179	\$269,000				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Lodge

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
595	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding and/or wall finish is showing signs of age and wear.	Power wash and repaint existing wood board siding and/or wall finish.	1,400	SF	\$12,020	\$35,290	1
597	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	300	SF	\$53,240	\$156,310	1
596	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is damaged and/or past its expected useful life.	Replace wood door.	6	EA	\$17,180	\$50,440	1
600	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	7	EA	\$5,920	\$17,380	1
601	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	6	EA	\$2,570	\$7,550	1
602	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	3	EA	\$690	\$2,030	1

Silver Lake Campground Facility Condition Assessment

Lodge

Record ID: 595
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1,400/SF
Total Deficiency Cost: \$35,290
Deficiency Description: *The exterior wood board siding and/or wall finish is showing signs of age and wear.*

PHOTO
NOT
APPLICABLE

Description of Work: *Power wash and repaint existing wood board siding and/or wall finish.*

Comments:

Record ID: 596
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 6/EA
Total Deficiency Cost: \$50,440
Deficiency Description: *Exterior wood entrance door is damaged and/or past its expected useful life.*

Description of Work: *Replace wood door.*

Comments:



Record ID: 597
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 300/SF
Total Deficiency Cost: \$156,310
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



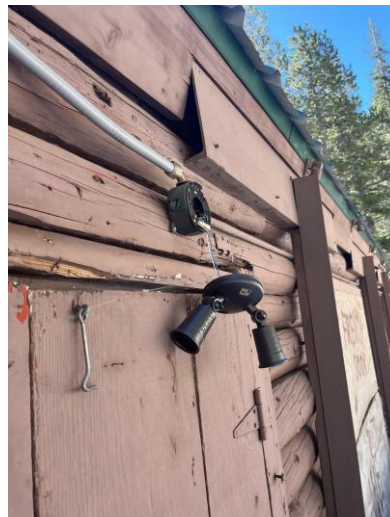
Silver Lake Campground Facility Condition Assessment

Lodge

Record ID: 600
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 7/EA
Total Deficiency Cost: \$17,380
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 601
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 6/EA
Total Deficiency Cost: \$7,550
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments: *Assumed based on site size of structure.*

PHOTO
NOT
APPLICABLE

Record ID: 602
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$2,030
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments: *Assumed based on site size of structure.*

PHOTO
NOT
APPLICABLE

Manager's Office

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 900 SF

FCA Summary

Capital Renewal Cost: \$127,335
FCI: 0.210
Condition Score: C
Condition Rating: Poor
Replacement Cost: \$607,000
Replacement Cost/SF: \$674



Narratives

Architectural Systems

The Manager's Office is an approximately 900 square foot wood structure with a sloped metal roof on a concrete slab foundation. The exterior wood board siding and windows are showing signs of wear and age. The sloped metal roof appears to be in fair condition and within its expected useful life. The stone and concrete chimney also appears to be in good condition.

The interior wall and ceiling veneer is both painted and unpainted plywood and a concrete floor. In general, the interior finishes are showing signs of age and wear, but considering the location and use, are functional.

Mechanical Systems

Mechanical Systems

There is a gas fired wall furnace and exhaust fan that are past their expected useful life.

Plumbing Systems

The Manager's Office is serviced by a Camplux instantaneous water heater that is likely past its expected useful life and is recommended for replacement.

Fire Protection Systems

Fire extinguishers were observed during the assessment but do not appear to have been tested recently.

Electrical Systems

Electrical power is provided by an exterior wall-mounted panelboard that seems to have been installed recently.

Fire Detection and Alarm Systems

The battery powered smoke detectors are past their expected useful life.

Conclusion

For the Manager's Office, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Managers Office						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Managers Office	\$133,690	\$0	\$0	\$0	\$0	\$133,690
Total	\$133,690	\$0	\$0	\$0	\$0	\$133,690
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY

Priority 1
\$133,690



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**Silver Lake Campground
Facility Condition Assessment**

Managers Office

Capital Renewal Cost:	\$127,335	FCI:	0.210
Replacement Cost:	\$607,000	Condition Score:	C
Replacement Cost/SF:	\$674	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$36,014	\$37,810	-	-	-	-
B2020	EXTERIOR WINDOWS	\$66,995	\$70,340	-	-	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$6,403	\$6,720	-	-	-	-
D3020	HEATING SYSTEMS	\$3,523	\$3,700	-	-	-	-
D5040	LIGHTING	\$13,114	\$13,770	-	-	-	-
D7050	DETECTION AND ALARM	\$1,286	\$1,350	-	-	-	-
TOTALS		\$127,335	\$133,690	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$127,335	\$133,690				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Managers Office

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
135	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding is showing signs of age and wear.	Power wash and repaint existing wood board siding.	1,500	SF	\$12,880	\$37,810	1
136	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	135	SF	\$23,960	\$70,340	1
25	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.028	Tankless water heater is past its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,290	\$6,720	1
26	D3020 - HEATING SYSTEMS	D3020.10.019	Gas-fired furnace 15 Mbh is past its expected useful life.	Provide equipment replacement and installation.	1	EA	\$1,260	\$3,700	1
130	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	2	EA	\$1,690	\$4,960	1
28	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	7	EA	\$3,000	\$8,810	1
131	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	2	EA	\$460	\$1,350	1

Silver Lake Campground Facility Condition Assessment

Managers Office

Record ID: 25
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.20.028

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,720
Deficiency Description: Tankless water heater is past its expected useful life.

Description of Work: Provide equipment replacement and installation.

Comments:



Record ID: 26
System: D3020 - HEATING SYSTEMS

Item No.: D3020.10.019

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$3,700
Deficiency Description: Gas-fired furnace 15 Mbh is past its expected useful life.

Description of Work: Provide equipment replacement and installation.

Comments:



Record ID: 28
System: D5040 - LIGHTING

Item No.: D5040.50.421

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 7/EA
Total Deficiency Cost: \$8,810
Deficiency Description: The light fixture is past its expected useful life.

Description of Work: Replace existing incandescent fixtures with LED fixtures.

Comments:



Silver Lake Campground Facility Condition Assessment

Managers Office

Record ID: 130
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$4,960
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 131
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$1,350
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 135
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1,500/SF
Total Deficiency Cost: \$37,810
Deficiency Description: *The exterior wood board siding is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding.*

Comments:



**Silver Lake Campground
Facility Condition Assessment**

Managers Office

Record ID: 136
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 135/SF
Total Deficiency Cost: \$70,340
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

PHOTO
NOT
APPLICABLE

Description of Work: *Replace window.*

Comments:

Nurse

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 650 SF

FCA Summary

Capital Renewal Cost: \$44,346
FCI: 0.101
Condition Score: C
Condition Rating: Poor
Replacement Cost: \$438,000
Replacement Cost/SF: \$674



Narratives

Architectural Systems

The Nurse cabin is an approximately 650 square foot wood structure with a sloped metal roof on a concrete slab foundation. The exterior wall veneer is a painted wood board siding, windows and doors are showing signs of age and wear. The concrete and stone chimney appears to be in good condition.

The interior wall and ceiling veneer are painted plywood and an unfinished concrete floor. In general, the interior finishes are showing signs of age and wear, but considering the location and use, are functional. Moisture damage was noted on the gypsum wallboard above the shower station.

The concrete foundation is showing signs of settlement and cracking throughout. The main entrance door will not fully open due to differential settlement between the doorframe and floor slab.

Mechanical Systems

Mechanical Systems

A gas fired wall furnace and exhaust fan serve the Nurse cabin. They are past their expected useful service life and are recommended for replacement.

Plumbing Systems

The Nurse cabin includes a restroom with a shower station, and lavatory. The plumbing fixtures appear to be in operable condition, though they are past their expected useful life and are recommended for replacement.

Hot water is provided by a Camplux instantaneous water heater that appears to be past its expected useful life and recommended for replacement.

In addition, the cabin includes wall mounted propane powered lamps located throughout. It is unclear if the lamps are still used or abandoned in place.

Fire Protection Systems

Fire extinguishers were observed during the assessment but do not appear to have been tested recently. They are recommended for testing or replacement as necessary.

Electrical Systems

The interior and exterior light fixtures are showing signs of damage, wear and are past their expected useful life..

Fire Detection and Alarm Systems

The battery powered smoke detectors are past their expected useful life.

Conclusion

For the Nurse cabin, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included. .

Nurse						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Nurse	\$46,570	\$0	\$0	\$0	\$0	\$46,570
Total	\$46,570	\$0	\$0	\$0	\$0	\$46,570
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY

Priority 1
\$46,570



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**Silver Lake Campground
Facility Condition Assessment**

Nurse

Capital Renewal Cost:	\$44,346	FCI:	0.101
Replacement Cost:	\$438,000	Condition Score:	C
Replacement Cost/SF:	\$674	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$1,929	\$2,030	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
C2010	WALL FINISHES	\$811	\$850	-	-	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$15,994	\$16,790	-	-	-	-
D3020	HEATING SYSTEMS	\$3,523	\$3,700	-	-	-	-
D5030	GENERAL PURPOSE ELECTRICAL POWER	\$252	\$260	-	-	-	-
D5040	LIGHTING	\$11,911	\$12,510	-	-	-	-
D7050	DETECTION AND ALARM	\$1,929	\$2,030	-	-	-	-
TOTALS		\$44,346	\$46,570	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$44,346	\$46,570				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Nurse

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

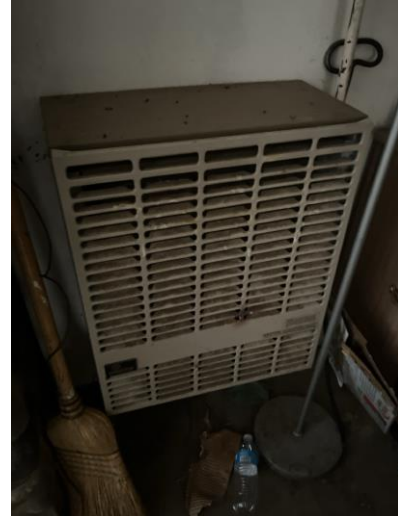
Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
605	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding and/or wall finish is showing signs of age and wear.	Power wash and repaint existing wood board siding and/or wall finish.	80	SF	\$690	\$2,030	1
189	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is damaged and/or past its expected useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
609	C2010 - WALL FINISHES	C2010.70.001	Painted gypsum wallboard is showing signs of wear.	Patch and paint the gypsum wallboard.	40	SF	\$290	\$850	1
188	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.028	Tankless water heater is past its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,290	\$6,720	1
614	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.004	Floor mounted, flush tank water closet is approaching the end of its expected useful life.	Provide equipment replacement and installation.		EA			1
626	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.030	Porcelain sink is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,860	\$8,400	1
608	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.037	Shower station is at or approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	\$570	\$1,670	1
186	D3020 - HEATING SYSTEMS	D3020.10.019	Gas-fired furnace 15 Mbh is past its expected useful life.	Provide equipment replacement and installation.	1	EA	\$1,260	\$3,700	1
187	D5030 - GENERAL PURPOSE ELECTRICAL POWER	D5030.50.010	A 20A duplex GFCI receptacle, 120V, grounded, should exist in the place of a normal receptacle neighboring a sink.	Replace the existing receptacle with a GFCI receptacle.	1	EA	\$90	\$260	1
606	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	2	EA	\$1,690	\$4,960	1
607	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	6	EA	\$2,570	\$7,550	1
610	D7050 - DETECTION AND ALARM	D7050.10.025	The smoke detector is past its expected useful life.	Replace the existing smoke detector with a new smoke detector.	3	EA	\$690	\$2,030	1

Silver Lake Campground Facility Condition Assessment

Nurse

Record ID: 186
System: D3020 - HEATING SYSTEMS
Item No.: D3020.10.019
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$3,700
Deficiency Description: Gas-fired furnace 15 Mbh is past its expected useful life.
Description of Work: Provide equipment replacement and installation.
Comments:



Record ID: 187
System: D5030 - GENERAL PURPOSE ELECTRICAL POWER
Item No.: D5030.50.010
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$260
Deficiency Description: A 20A duplex GFCI receptacle, 120V, grounded, should exist in the place of a normal receptacle neighboring a sink.
Description of Work: Replace the existing receptacle with a GFCI receptacle.
Comments:



Record ID: 188
System: D2010 - DOMESTIC WATER DISTRIBUTION
Item No.: D2010.20.028
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,720
Deficiency Description: Tankless water heater is past its expected useful life.
Description of Work: Provide equipment replacement and installation.
Comments:



Silver Lake Campground Facility Condition Assessment

Nurse

Record ID: 189
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.10.001

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,400
Deficiency Description: *Exterior wood entrance door is damaged and/or past its expected useful life.*

Description of Work: *Replace wood door.*

Comments: *Door does not fully open due to foundation cracking and settlement.*



Record ID: 605
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 80/SF
Total Deficiency Cost: \$2,030
Deficiency Description: *The exterior wood board siding and/or wall finish is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding and/or wall finish.*

Comments:



Record ID: 606
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$4,960
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Silver Lake Campground Facility Condition Assessment

Nurse

Record ID: 607
System: D5040 - LIGHTING
Item No.: D5040.50.421
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 6/EA
Total Deficiency Cost: \$7,550
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

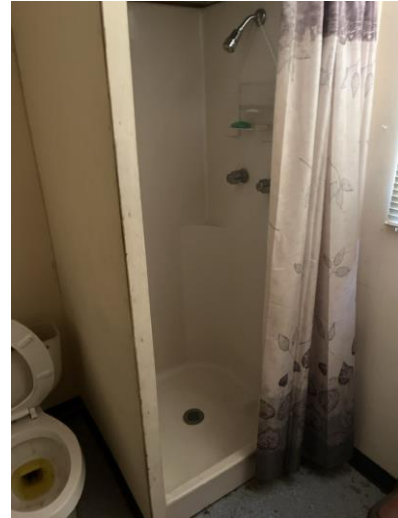
Comments:



Record ID: 608
System: D2010 - DOMESTIC WATER DISTRIBUTION
Item No.: D2010.60.037
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,670
Deficiency Description: *Shower station is at or approaching the end of its useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Record ID: 609
System: C2010 - WALL FINISHES
Item No.: C2010.70.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 40/SF
Total Deficiency Cost: \$850
Deficiency Description: *Painted gypsum wallboard is showing signs of wear.*

Description of Work: *Patch and paint the gypsum wallboard.*

Comments:



Silver Lake Campground Facility Condition Assessment

Nurse

Record ID: 610
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$2,030
Deficiency Description: *The smoke detector is past its expected useful life.*

Description of Work: *Replace the existing smoke detector with a new smoke detector.*

Comments:



Record ID: 614
System: D2010 - DOMESTIC WATER DISTRIBUTION
Item No.: D2010.60.004
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: /EA
Total Deficiency Cost:
Deficiency Description: *Floor mounted, flush tank water closet is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Record ID: 626
System: D2010 - DOMESTIC WATER DISTRIBUTION
Item No.: D2010.60.030
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,400
Deficiency Description: *Porcelain sink is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:

PHOTO
NOT
APPLICABLE

Pop's Garage Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 250 SF

FCA Summary

Capital Renewal Cost: \$70,434
FCI: 0.377
Condition Score: D
Condition Rating: Critical
Replacement Cost: \$187,000
Replacement Cost/SF: \$748



Narratives

Architectural Systems

Pop's Garage is an approximately 250 square foot wood structure with a sloped wood shake roof on a concrete slab foundation. The wood shake roof, exterior painted wood board siding, single pane wood windows and entrance door are showing signs of damage, wear, and age. The interior is unfinished, with no wall coverings.

Mechanical Systems

Mechanical Systems

No mechanical systems were observed during the assessment.

Plumbing Systems

No plumbing systems were observed during the assessment.

Fire Protection Systems

No fire protection systems were observed during the assessment.

Electrical Systems

Electrical power is provided to the cabin from the neighboring Electrical building through the site main panelboard located in the cabin. The main panelboard appears to be past its expected useful life.

The interior and exterior light fixtures are showing signs of damage, wear and are past their expected useful life.

Fire Detection and Alarm Systems

No smoke detection and alarm systems were observed during the assessment.

Conclusion

For Pop's Garage, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Pops Garage						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Pops Garage	\$73,960	\$0	\$0	\$0	\$0	\$73,960
Total	\$73,960	\$0	\$0	\$0	\$0	\$73,960
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY

Priority 1
\$73,960



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**Silver Lake Campground
Facility Condition Assessment**

Pop's Garage

Capital Renewal Cost:	\$70,434	FCI:	0.377
Replacement Cost:	\$187,000	Condition Score:	D
Replacement Cost/SF:	\$748	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$16,805	\$17,640	-	-	-	-
B2020	EXTERIOR WINDOWS	\$22,341	\$23,460	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,997	\$8,400	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$18,510	\$19,440	-	-	-	-
D5040	LIGHTING	\$4,781	\$5,020	-	-	-	-
TOTALS		\$70,434	\$73,960	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$70,434	\$73,960				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Pop's Garage

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
615	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding and/or wall finish is showing signs of age and wear.	Power wash and repaint existing wood board siding and/or wall finish.	700	SF	\$6,010	\$17,640	1
616	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	45	SF	\$7,990	\$23,460	1
617	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is damaged and/or past its expected useful life.	Replace wood door.	1	EA	\$2,860	\$8,400	1
313	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	The 225A (42 ckts, 120/208, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$6,620	\$19,440	1
618	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
619	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing incandescent fixtures with LED fixtures.	2	EA	\$860	\$2,520	1

Silver Lake Campground Facility Condition Assessment

Pop's Garage

Record ID: 313
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1008

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$19,440
Deficiency Description: *The 225A (42 ckts, 120/208, 3P) panelboard is approaching the end of its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments:



Record ID: 615
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$17,640
Deficiency Description: *The exterior wood board siding and/or wall finish is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding and/or wall finish.*

Comments:



Record ID: 616
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$23,460
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:



Silver Lake Campground Facility Condition Assessment

Pop's Garage

Record ID: 617
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.10.001

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$8,400

Deficiency Description: *Exterior wood entrance door is damaged and/or past its expected useful life.*

Description of Work: *Replace wood door.*

Comments:



Record ID: 618
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$2,500

Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 619
System: D5040 - LIGHTING

Item No.: D5040.50.421

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 2/EA

Total Deficiency Cost: \$2,520

Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:



Restroom

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 250 SF

FCA Summary

Capital Renewal Cost: \$74,768
FCI: 0.229
Condition Score: C
Condition Rating: Poor
Replacement Cost: \$327,000
Replacement Cost/SF: \$2,180



Narratives

Architectural Systems

The Restroom building is an approximately 150 square foot masonry block structure with a wood shake roof on a concrete slab foundation. The exterior finishes are a combination of unpainted masonry block and painted wood board siding. The painted wood board siding, windows and doors are showing signs of damage, age, and wear.

The interior finish is painted plywood ceiling, painted masonry block walls, and painted concrete floor. In general, the interior finishes are showing signs of age and wear, but considering the location and use are functional.

Mechanical Systems

Mechanical Systems

The restrooms are naturally ventilated, no mechanical systems were observed during the assessment.

Plumbing Systems

The building includes a single floor mounted water closet and a wall mounted lavatory in both the men's and women's rooms. In addition, a wall mounted urinal is provided in the men's room. The plumbing fixtures appear operable but are past their expected useful life.

Fire Protection Systems

No fire protection systems were observed during the assessment.

Electrical Systems

Electrical power is provided to the building through an exterior wall mounted load center that appears to be past its expected useful life.

Fire Detection and Alarm Systems

No smoke detection and alarm systems were observed during the assessment.

Conclusion

For the Restroom building, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Restroom						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Restroom	\$78,510	\$0	\$0	\$0	\$0	\$78,510
Total	\$78,510	\$0	\$0	\$0	\$0	\$78,510
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY

Priority 1
\$78,510



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**Silver Lake Campground
Facility Condition Assessment**

Restroom

Capital Renewal Cost:	\$74,768	FCI:	0.229
Replacement Cost:	\$327,000	Condition Score:	C
Replacement Cost/SF:	\$2,180	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$1,929	\$2,030	-	-	-	-
B2020	EXTERIOR WINDOWS	\$14,875	\$15,620	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$15,994	\$16,790	-	-	-	-
B3010	ROOFING	\$3,691	\$3,880	-	-	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$16,469	\$17,290	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$6,431	\$6,750	-	-	-	-
G3010	WATER UTILITIES	\$15,379	\$16,150	-	-	-	-
TOTALS		\$74,768	\$78,510	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$74,768	\$78,510				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Restroom

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
621	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding and/or wall finish is showing signs of age and wear.	Power wash and repaint existing wood board siding and/or wall finish.	80	SF	\$690	\$2,030	1
625	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	30	SF	\$5,320	\$15,620	1
622	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001	Exterior wood entrance door is damaged and/or past its expected useful life.	Replace wood door.	2	EA	\$5,720	\$16,790	1
620	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.	100	SF	\$1,320	\$3,880	1
623	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.004	Floor mounted, flush tank water closet is approaching the end of its expected useful life.	Provide equipment replacement and installation.	2	EA	\$170	\$500	1
624	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.030	Porcelain sink is approaching the end of its expected useful life.	Provide equipment replacement and installation.	2	EA	\$5,720	\$16,790	1
261	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.9114	The outdoor load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,300	\$6,750	1
262	G3010 - WATER UTILITIES	G3010.10.004	Drinking fountain is past its expected useful life.	Replace drinking fountain.	1	EA	\$5,500	\$16,150	1

Silver Lake Campground Facility Condition Assessment

Restroom

Record ID: 261
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.9114

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,750
Deficiency Description: *The outdoor load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:



Record ID: 262
System: G3010 - WATER UTILITIES
Item No.: G3010.10.004

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$16,150
Deficiency Description: *Drinking fountain is past its expected useful life.*

Description of Work: *Replace drinking fountain.*

Comments:



Record ID: 620
System: B3010 - ROOFING
Item No.: B3010.10.007

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 100/SF
Total Deficiency Cost: \$3,880
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Silver Lake Campground Facility Condition Assessment

Restroom

Record ID: 621
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.016
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 80/SF
Total Deficiency Cost: \$2,030
Deficiency Description: *The exterior wood board siding and/or wall finish is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding and/or wall finish.*

Comments:



Record ID: 622
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.001
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$16,790
Deficiency Description: *Exterior wood entrance door is damaged and/or past its expected useful life.*

Description of Work: *Replace wood door.*

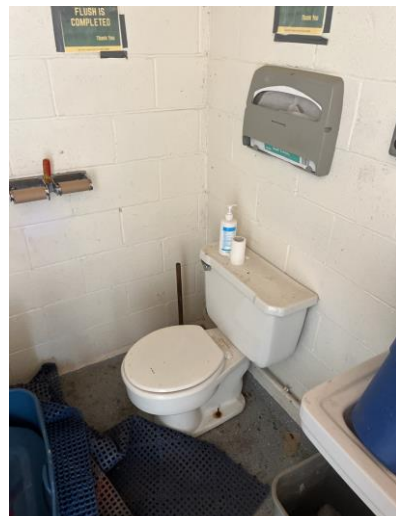
Comments:



Record ID: 623
System: D2010 - DOMESTIC WATER DISTRIBUTION
Item No.: D2010.60.004
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$500
Deficiency Description: *Floor mounted, flush tank water closet is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Silver Lake Campground Facility Condition Assessment

Restroom

Record ID: 624
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.60.030

Priority: Immediate (0-1 Years)

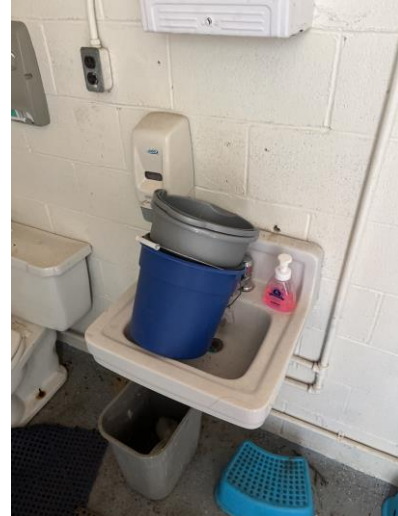
Quantity/Unit of Measure: 2/EA

Total Deficiency Cost: \$16,790

Deficiency Description: *Porcelain sink is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Record ID: 625
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 30/SF

Total Deficiency Cost: \$15,620

Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments:

PHOTO
NOT
APPLICABLE

Restroom and Showers

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 2,000 SF

FCA Summary

Capital Renewal Cost: \$289,285
FCI: 0.075
Condition Score: B
Condition Rating: Fair
Replacement Cost: \$3,874,000
Replacement Cost/SF: \$1,937



Narratives

Architectural Systems

The Restroom and Showers building is an approximately 2,000 square foot, two-story masonry block structure with a sloped metal roof on a concrete foundation. The first floor includes a laundry room as well as a men's and women's restroom and shower. The second floor is accessed from a metal staircase located on the north side of the building. The second floor appears to be used as staff living quarters.

The exterior veneer of unpainted masonry block and sloped metal roof appears to be in fair condition. The exterior doors and windows appear functional but are past their expected useful life.

Considering the location and function of the facility, the interior finishes are in fair condition and are functional. The second floor resilient tile floor and casing is showing signs of damage, age, and wear.

Mechanical Systems

Mechanical Systems

The restrooms are naturally ventilated, no mechanical systems were observed during the assessment.

Plumbing Systems

The building includes a gas fired water heater, storage tank, and pump located in the laundry room. The water heater was manufactured in 2022 and is within its expected useful life.

The women's restroom includes four lavatories, four floor mounted water closets and five shower stations. The assessment team was not able to access the men's restroom during the assessment, but it is assumed that the men's restroom condition and equipment is similar.

Fire Protection Systems

No fire protection systems were observed during the assessment.

Electrical Systems

Electrical power is provided to the building through the main panelboard in the laundry room. The panelboard appears past its expected useful life. The interior and exterior lighting fixtures appear to be damaged and/or past their expected useful life.

Fire Detection and Alarm Systems

No smoke detection and alarm systems were observed during the assessment.

Conclusion

For the Restroom and Showers building, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Restrooms and Showers						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Restrooms and Showers	\$303,750	\$0	\$0	\$0	\$0	\$303,750
Total	\$303,750	\$0	\$0	\$0	\$0	\$303,750
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY

Priority 1
\$303,750



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**Silver Lake Campground
Facility Condition Assessment**

Restrooms and Showers

Capital Renewal Cost:	\$289,285	FCI:	0.075
Replacement Cost:	\$3,874,000	Condition Score:	B
Replacement Cost/SF:	\$1,937	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2020	EXTERIOR WINDOWS	\$99,262	\$104,220	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$33,609	\$35,290	-	-	-	-
C2030	FLOORING	\$16,217	\$17,030	-	-	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$105,469	\$110,740	-	-	-	-
D5040	LIGHTING	\$27,514	\$28,900	-	-	-	-
E2010	FIXED FURNISHINGS	\$7,214	\$7,570	-	-	-	-
TOTALS		\$289,285	\$303,750	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$289,285	\$303,750				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Restrooms and Showers

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
635	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	200	SF	\$35,500	\$104,220	1
636	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.003	Exterior doors, frames and hardware are approaching the end of their useful life.	Replace the exterior doors, frames and hardware.	3	EA	\$12,020	\$35,290	1
628	C2030 - FLOORING	C2030.50.001	Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	675	SF	\$5,800	\$17,030	1
323	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.10.001	Large domestic hot water storage tank is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,900	\$17,320	1
634	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.006	Wall mounted, flush tank water closet is approaching the end of its expected useful life.	Provide equipment replacement and installation.	4	EA	\$340	\$1,000	1
629	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.027	Stainless steel sink with bubbler are at or approaching the end of its expected useful service life.	Provide equipment replacement and installation.	1	EA	\$2,860	\$8,400	1
632	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.030	Porcelain sink is approaching the end of its expected useful life.	Provide equipment replacement and installation.	8	EA	\$22,900	\$67,230	1
633	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.037	Shower station is at or approaching the end of its useful life.	Provide equipment replacement and installation.	10	EA	\$5,720	\$16,790	1
637	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1
631	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing fixtures with LED fixtures.	14	EA	\$5,990	\$17,590	1
627	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing fixtures with LED fixtures.	7	EA	\$3,000	\$8,810	1
630	E2010 - FIXED FURNISHINGS	E2010.30.004	The existing casework is at or is approaching the end of its useful life.	Replace original wood cabinets and countertops.	5	LF	\$2,580	\$7,570	1

Silver Lake Campground Facility Condition Assessment

Restrooms and Showers

Record ID: 323
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.10.001

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$17,320

Deficiency Description: *Large domestic hot water storage tank is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Record ID: 627
System: D5040 - LIGHTING

Item No.: D5040.50.421

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 7/EA

Total Deficiency Cost: \$8,810

Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:



Record ID: 628
System: C2030 - FLOORING

Item No.: C2030.50.001

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 675/SF

Total Deficiency Cost: \$17,030

Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:



Silver Lake Campground Facility Condition Assessment

Restrooms and Showers

Record ID: 629
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.60.027

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$8,400

Deficiency Description: *Stainless steel sink with bubbler are at or approaching the end of its expected useful service life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Record ID: 630
System: E2010 - FIXED FURNISHINGS

Item No.: E2010.30.004

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 5/LF

Total Deficiency Cost: \$7,570

Deficiency Description: *The existing casework is at or is approaching the end of its useful life.*

Description of Work: *Replace original wood cabinets and countertops.*

Comments:



Record ID: 631
System: D5040 - LIGHTING

Item No.: D5040.50.421

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 14/EA

Total Deficiency Cost: \$17,590

Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments: *Includes assumed quantities for Men's Restroom.*



Silver Lake Campground Facility Condition Assessment

Restrooms and Showers

Record ID: 632
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.60.030

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 8/EA
Total Deficiency Cost: \$67,230
Deficiency Description: Porcelain sink is approaching the end of its expected useful life.

Description of Work: Provide equipment replacement and installation.

Comments: Includes assumed quantities for Men's Restroom.



Record ID: 633
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.60.037

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 10/EA
Total Deficiency Cost: \$16,790
Deficiency Description: Shower station is at or approaching the end of its useful life.

Description of Work: Provide equipment replacement and installation.

Comments: Includes assumed quantities for Men's Restroom.



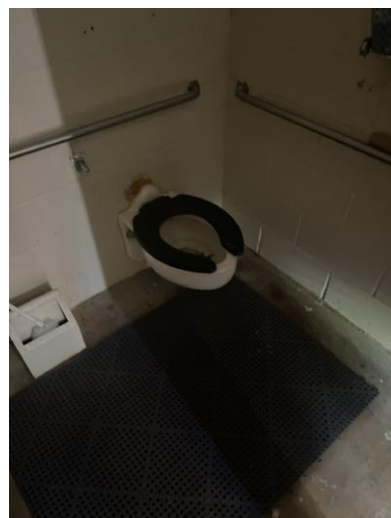
Record ID: 634
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.60.006

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 4/EA
Total Deficiency Cost: \$1,000
Deficiency Description: Wall mounted, flush tank water closet is approaching the end of its expected useful life.

Description of Work: Provide equipment replacement and installation.

Comments: Includes assumed quantities for Men's Restroom.



Silver Lake Campground Facility Condition Assessment

Restrooms and Showers

Record ID: 635
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.015

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$104,220
Deficiency Description: *Windows are damaged and/or past their expected useful life.*

Description of Work: *Replace window.*

Comments: *Includes second floor windows.*



Record ID: 636
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.20.003

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$35,290
Deficiency Description: *Exterior doors, frames and hardware are approaching the end of their useful life.*

Description of Work: *Replace the exterior doors, frames and hardware.*

Comments:



Record ID: 637
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Reynold's Memorial Museum

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 1,200 SF

FCA Summary

Capital Renewal Cost: \$78,011
FCI: 0.073
Condition Score: B
Condition Rating: Fair
Replacement Cost: \$1,067,000
Replacement Cost/SF: \$889



Narratives

Architectural Systems

The Reynold's Memorial Museum is an approximately 1,200 square foot timber structure with a wood shake roof on a concrete foundation. The single wood entrance door and five single pane wood windows are showing signs of deterioration, age, wear and are past their expected useful life.

The team was unable to access the building to assess the interior finishes.

It was noted during the assessment that the exterior wall along the north side of the building is showing structural damage. It was noted that the wall appears to be separating from the roof peak and leaning outward. The front of the building is braced with a metal structure to prevent the wall from falling forward.

It is recommended that a structural engineer provide a full assessment of the structure.

Mechanical Systems

Mechanical Systems

No mechanical systems were observed during the assessment.

Plumbing Systems

No plumbing systems were observed during the assessment.

Fire Protection Systems

No fire protection systems were observed during the assessment.

Electrical Systems

Electrical power appears to be provided by a buried PVC conduit that runs along the unimproved trail. It was noted that an exposed section of the conduit on the north side of the building was damaged.

The single exterior wall mounted light fixture appears to be past its expected useful life. The team was unable to access the interior of the building.

Fire Detection and Alarm Systems

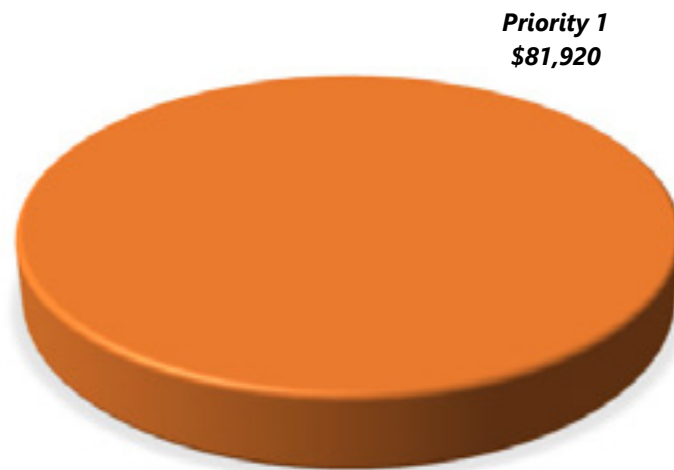
No smoke detection and alarm systems were observed during the assessment.

Conclusion

For the Reynold's Memorial Museum, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Reynolds Memorial Museum						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Reynolds Memorial Museum	\$81,920	\$0	\$0	\$0	\$0	\$81,920
Total	\$81,920	\$0	\$0	\$0	\$0	\$81,920
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY



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**Silver Lake Campground
Facility Condition Assessment**

Reynolds Memorial Museum

Capital Renewal Cost:	\$78,011	FCI:	0.073
Replacement Cost:	\$1,067,000	Condition Score:	B
Replacement Cost/SF:	\$889	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$33,609	\$35,290	-	-	-	-
B2020	EXTERIOR WINDOWS	\$37,216	\$39,080	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$4,809	\$5,050	-	-	-	-
D5040	LIGHTING	\$2,377	\$2,500	-	-	-	-
TOTALS		\$78,011	\$81,920	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$78,011	\$81,920				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Reynolds Memorial Museum

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
642	B2010 - EXTERIOR WALLS	B2010.10.017	The exterior timber walls are showing signs of age, deterioration and wear.	Power wash and refinish timber walls.	1,400	SF	\$12,020	\$35,290	1
639	B2020 - EXTERIOR WINDOWS	B2020.10.015	Windows are damaged and/or past their expected useful life.	Replace window.	75	SF	\$13,310	\$39,080	1
640	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.005	Exterior wood entrance door, frame and hardware is approaching the end of its useful life.	Replace wood door, frame, and hardware.	1	EA	\$1,720	\$5,050	1
643	B3010 - ROOFING	B3010.10.007	Wood shake roof is past its expected useful life.	Remove and replace wood shake roof and replace with metal roofing.		SF			1
641	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$850	\$2,500	1

Silver Lake Campground Facility Condition Assessment

Reynolds Memorial Museum

Record ID: 639
System: B2020 - EXTERIOR WINDOWS
Item No.: B2020.10.015
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 75/SF
Total Deficiency Cost: \$39,080
Deficiency Description: *Windows are damaged and/or past their expected useful life.*
Description of Work: *Replace window.*
Comments:



Record ID: 640
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.005
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,050
Deficiency Description: *Exterior wood entrance door, frame and hardware is approaching the end of its useful life.*
Description of Work: *Replace wood door, frame, and hardware.*
Comments:



Record ID: 641
System: D5040 - LIGHTING
Item No.: D5040.50.420
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,500
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*
Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*
Comments:

PHOTO
NOT
APPLICABLE

**Silver Lake Campground
Facility Condition Assessment**

Reynolds Memorial Museum

Record ID: 642
System: B2010 - EXTERIOR WALLS
Item No.: B2010.10.017
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1,400/SF
Total Deficiency Cost: \$35,290
Deficiency Description: *The exterior timber walls are showing signs of age, deterioration and wear.*

Description of Work: *Power wash and refinish timber walls.*

Comments: *Severe structural damage noted on the front wall. The wall appears to have separated from the roof near the roof peak.*

PHOTO
NOT
APPLICABLE

Record ID: 643
System: B3010 - ROOFING
Item No.: B3010.10.007
Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: /SF
Total Deficiency Cost:
Deficiency Description: *Wood shake roof is past its expected useful life.*

Description of Work: *Remove and replace wood shake roof and replace with metal roofing.*

Comments:



Storage 1

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 1,100 SF

FCA Summary

Capital Renewal Cost: \$83,911
FCI: 0.242
Condition Score: C
Condition Rating: Poor
Replacement Cost: \$347,000
Replacement Cost/SF: \$315



Narratives

Architectural Systems

Storage 1 is an approximately 1,100 square foot wood structure with a metal roof on a concrete foundation. The building is accessed by three sliding barn style doors that are damaged and showing signs of wear and age. The exterior wood board siding is showing signs of damage, age, and wear. The interior is unfinished and considering the location and intended use is functional.

Mechanical Systems

Mechanical Systems

No mechanical systems were observed during the assessment.

Plumbing Systems

No plumbing systems were observed during the assessment.

Fire Protection Systems

No fire protection systems were observed during the assessment.

Electrical Systems

Electrical power appears to be provided by the main panelboard located in Pop's Garage.

The exterior wall mounted and interior ceiling mounted light fixtures are damaged and/or past their expected useful life.

Fire Detection and Alarm Systems

No smoke detection and alarm systems were observed during the assessment.

Conclusion

For the Storage 1 building, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summaries. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Storage 1						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Storage 1	\$1,703,420	\$0	\$0	\$0	\$0	\$1,703,420
Total	\$1,703,420	\$0	\$0	\$0	\$0	\$1,703,420
	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY

Priority 1
\$1,703,420



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**Silver Lake Campground
Facility Condition Assessment**

Storage 1

Capital Renewal Cost:	\$83,911	FCI:	0.242
Replacement Cost:	\$347,000	Condition Score:	C
Replacement Cost/SF:	\$315	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			5%	10%	15%	20%	25%
Uniformat Code	Building System Class	Current Costs	Priority 1 (0-12 Months)	Priority 2 (1-2 Years)	Priority 3 (2-3 Years)	Priority 4 (3-4 Years)	Priority 5 (4-5 Years)
B2010	EXTERIOR WALLS	\$36,014	\$37,810	-	-	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$33,609	\$35,290	-	-	-	-
D5040	LIGHTING	\$14,288	\$15,010	-	-	-	-
TOTALS		\$83,911	\$88,110	-	-	-	-
TOTAL (Priority 1-6 without escalation)		\$83,911	\$88,110				
			TOTAL (Priority 1-6 with escalation)				

Silver Lake Campground Facility Condition Assessment

Storage 1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x [Estimating Contingency] x (Escalation)

General Construction Factor [1.5] = General Conditions, Overhead and Profit, Insurance, Bonds and Remote Location.

City Cost Index [1.103] = A Compensation for Cost Variation per Geographical Location - Sacramento

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Estimating Contingency [1.3] = Anticipates fluctuation in manufacturer pricing, market costs, special owner administration costs, and project specific unknowns

Record ID	System	Item No.	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
644	B2010 - EXTERIOR WALLS	B2010.10.016	The exterior wood board siding and/or wall finish is showing signs of age and wear.	Power wash and repaint existing wood board siding and/or wall finish.	1,500	SF	\$12,880	\$37,810	1
648	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.003	Exterior doors, frames and hardware are approaching the end of their useful life.	Replace the exterior doors, frames and hardware.	3	EA	\$12,020	\$35,290	1
645	D5040 - LIGHTING	D5040.50.420	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	3	EA	\$2,540	\$7,460	1
647	D5040 - LIGHTING	D5040.50.421	The light fixture is past its expected useful life.	Replace existing fixtures with LED fixtures.	6	EA	\$2,570	\$7,550	1

Silver Lake Campground Facility Condition Assessment

Storage 1

Record ID: 644
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 1,500/SF
Total Deficiency Cost: \$37,810
Deficiency Description: *The exterior wood board siding and/or wall finish is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing wood board siding and/or wall finish.*

Comments:



Record ID: 645
System: D5040 - LIGHTING

Item No.: D5040.50.420

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$7,460
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 647
System: D5040 - LIGHTING

Item No.: D5040.50.421

Priority: Immediate (0-1 Years)
Quantity/Unit of Measure: 6/EA
Total Deficiency Cost: \$7,550
Deficiency Description: *The light fixture is past its expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:



Silver Lake Campground Facility Condition Assessment

Storage 1

Record ID: 648
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.20.003

Priority: Immediate (0-1 Years)

Quantity/Unit of Measure: 3/EA

Total Deficiency Cost: \$35,290

Deficiency Description: *Exterior doors, frames and hardware are approaching the end of their useful life.*

Description of Work: *Replace the exterior doors, frames and hardware.*

Comments:



Storage 2

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

Statistics

Year Built (approximate): Unknown
Total Building Area: 150 SF

FCA Summary

Capital Renewal Cost: \$69,000
FCI: 1.00
Condition Score: D
Condition Rating: Critical
Replacement Cost: \$69,000
Replacement Cost/SF: \$460



Narratives

Architectural Systems

Storage 2 is an approximately 150 square foot wood structure with a metal roof on a concrete foundation. The structure is showing signs of structural damage due to the concrete foundation failure. The structure appeared to be leaning downslope and the access door could not be fully opened to allow entrance.

A full demolition and replacement of the Storage 2 building is recommended.

Mechanical Systems

Mechanical Systems

No mechanical systems were observed during the assessment.

Plumbing Systems

No plumbing systems were observed during the assessment.

Fire Protection Systems

No fire protection systems were observed during the assessment.

Electrical Systems

Electrical power appears to be provided from the load center at the Kitchen.

No exterior wall mounted light fixtures were noted during the assessment. It is assumed that the interior included a ceiling mounted light fixture.

Fire Detection and Alarm Systems

No smoke detection and alarm systems were observed during the assessment.

Conclusion

Due to the condition of Storage 2, it is recommended the structure be fully replaced. The estimated cost for the replacement is \$69,000.

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Accessibility

Detailed Report

Address: 29981 Plasse Road, Pioneer, CA 95666

The American with Disabilities Act (ADA) is a comprehensive federal legislation that prohibits discrimination against people with disabilities. The law made it illegal to discriminate against a disabled person in terms of employment and the provision of goods and services. The ADA's purpose is to provide a "clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities". Congress emphasized that the ADA seeks to dispel stereotypes and assumptions about disabilities and ensure equality of opportunity, full participation, independent living, and economic self-sufficiency.

All city programs, services and activities should be accessible for people with disabilities in compliance with Title II of the ADA, and Section 504 of the 1973 Rehabilitation Act. Title II of the ADA applies to public entities, and such entities shall provide a Self-Evaluation Transition Plan (SETP) and identify obstacles that limit accessibility of its programs or activities to individuals with disabilities. Accessibility of facilities or portion of facilities for use by governmental staff is not a requirement of Title II. This report is intended to help the City of Stockton identify architectural barriers to accessibility and develop barrier-removal solutions that will facilitate access for all individuals. This report does not provide all the components required for a SETP such as an evaluation of the current programs, services, policies, or practices provided to the public by the City. In addition, the report does not provide how the SETP affects people employed by the City. Finally, this report does not provide procedures for public input. If implementation of barrier removal will exceed a year, this report does not provide a schedule or assign priorities to the barriers as required by SETP. No construction documents were made available by the City for review to determine what accessible standards were followed; however, the earliest mandated accessibility provisions in California went into effect in the 1982 CBC and the Regulations for the

Accommodations of the Disabled as by Office of the State Architect and dated August 16, 1984.

ADA was passed and signed into law by Congress in 1990 and the US Department of Justice followed construction design requirements in 1991 by issuing the ADA Standards (ADAS). Compliance with ADA for Title II facilities became mandatory on January 26, 1992. Alterations to the standards and additional standards for recreation facilities were made in 2010 and became mandatory on March 15, 2012. All facilities, except for recreation facilities, constructed or altered in compliance with the 1991 standards prior to adoption of the 2010 standards, are not required to be altered due to what is known as "safe harbor." As noted above, accessible program access for the public is required by Title II and is a continuing obligation by public agencies to maintain access.

In 1968, the federal government passed a law, the Architectural Barriers Act (ABA) for facilities designed, built, altered, or leased with federal funds. The first ABA Accessibility Standards (ABAAS) issued in 1982 is based on precursor standards of ADA but also includes federal amendments. The most current edition of ABAAS was issued in 2015 for outdoor developed areas. Since ABAAS applies to federal and federally funded facilities, it is not enforceable under Title II of the ADA. ABAAS does offer guidance for exterior facilities not addressed in the ADA or CBC standards. Since Title II entities have a continuing obligation to provide accessibility for its programs, the ABA standards are used for evaluation of exterior elements to the nearest available standard. For this reason, California State Parks has adopted ABAAS as their guidelines.

The Title II compliant facilities are assessed according to the regulations and standards of the ADA. Any past modifications, additions, or new construction of facilities must be made in accordance with the ADAS and the California Building Code (CBC) in effect at the

time. Chapter 11B of the CBC contains the scoping requirements for access of publicly owned facilities. All recommendations in this report refer to the requirements in the ADAS or ABAAS where applicable.

If alterations are performed on any of the buildings or site facilities, correction of the non-compliant elements must be performed. Where accessible improvements are recommended in the following assessment, any improvements should follow the requirements of ADAS, ABAAS or CBC Chapter 11B. Kitchell recommends the most stringent requirements of these standards be followed to mitigate any legal claims against the city for noncompliance.

Surveyed Facilities

- Site
- Parking Lot
- Manager's Office
- Cabin P – Accessible Cabin
- Restroom and Showers
- Restroom
- Nurse
- Crafts
- Kitchen
- Lodge
- Various site amenities and recreation facilities on the grounds

All the facilities noted above appear to have been constructed prior to the effective date of 1991 ADAS. Per Title II regulations at 28 CFR 35.151, for any part of the governmentally owned buildings that provides program access to the public, those components should be accessible. For municipality owned or leased buildings, all components for public and non-city staff use should be accessible. All facilities should have an accessible path of travel route from the building entrance to the accessible parking spaces in the onsite parking lot. ADA requirements for access to public street sidewalk, a public transportation stop, and drop off and loading zones do not apply to this site as only means of access to the site is by vehicles. For buildings, the entrance door, washrooms, and other public services specific to the buildings should be accessible. Access deficiencies for the site facility consisting of the constructed components on the site and buildings is summarized as follows:

Site

All accessible facilities on the site shall be connected by accessible walks on a path of travel with surfaces not exceeding five percent in the direction of travel and two percent cross slope. Any ramps that are part of the path of travel shall not exceed one vertical unit to 12 horizontal units (8.33%) slope and be provided with handrails and toe rail barriers.

A compliant path of travel shall connect all accessible facilities on the site, namely, the accessible parking stalls, cabins, Manager's Office, Nurse, Crafts, Kitchen, Restroom and Showers, Restroom, Lodge, Reynold's Memorial Museum, picnic table platforms, fire pit, patio (at rear of Lodge), and recreational areas or courts for volleyball, shuffleboard, tetherball, basketball, and horseshoe pits. A portion of the south loop walk from

the Manager's Office east to the Nurse cabin is compliant for surface slopes. The remaining portions of the loop walk west of Cabin J to the Restroom and Showers building has deficiencies in cross slope and slope in direction of travel. The north loop from the Manager's Office to the Restroom and Showers building has significant barriers with excessive surface slopes and steps to reach the entrance doors. There is no improved path to the Crafts cabin, Lodge, Kitchen, Reynold's Memorial Museum, nor any recreational activity areas. Exterior stairs east of the Lodge have unequal risers and lack handrails for accessibility. Unevenness of the stair riser height is a safety risk for normal bodied persons as well. The Lodge stairs should be replaced with concrete stairways and handrails.

Correction of site walks from Cabin P to the Restroom and Showers building to remove steps east of the Restroom and Shower building, and the walk west of Cabin J to the Restroom and Showers building is required for access of all the common features of the site with exception of Reynold's History Museum which is located at the highest portion of the camp. Given the poor condition of the Museum, it is recommended that no public services be provided that would trigger the need for accessible site access.

The approach to the Lodge and Kitchen has significant barriers as the slope of the drive from the Restroom and Showers building up to the Lodge is more than 10%. Given the road gradient, a developed system of ramps and landings is required to transverse the site's slope. Alternate means by a wheelchair lift may be feasible but requires maintenance for reliability and is not recommended. An option for temporary or long-term use is equivalent facilitation per code exception (CBC 11B-202.3) with a road vehicle or cart operated by camp staff on demand on the roadway to provide accessible access to the Lodge and Kitchen. If equivalent facilitation is considered by the City, an application to the local authority having jurisdiction must be sought for approval prior to implementation.

The parking lot provides the only means of public access to the site. For the approximately 49 stalls provided in the lot, a minimum of two accessible parking stalls should be provided – one for van accessible and the other for standard accessible use. Only one accessible stall is provided, but it has faded striping and no marked access aisle. An International Symbol of Accessibility (ISA) symbol on the pavement is undersized and in an inappropriate location. Posted sign marking the stalls is also not provided. The pavement slopes in the direction of the stall length are more than the standards. Regarding and repaving a portion of the parking lot for one van and one standard accessible stall and access aisle along with compliant pavement markings and posted signs is recommended.



Figure 1: Lodge Approach Roadway Cross Slope



Figure 2: Exterior Stairs East of Lodge Shown on Left. Fire Pit is On Right Side of View



Figure 3: Accessible Parking Stall at Parking Lot

Manager's Office

Access to the front door and registration desk has significant barriers for entry with exterior steps and raised door thresholds. Within the building, the transaction desk height exceeds the standards. As a recommendation, demolish the steps and provide a compliant concrete ramp and landing, door thresholds, and alter the registration desk to provide a surface not more than 34" above the finish floor.



Figure 4: Manager's Office Exterior Building

Cabin P

Approximately 65 cabins are provided at Silver Lake, and Cabin P has been designated by the camp as the sole accessible unit. ABAAS defines the cabin as a Camp Shelter used for camping for weather protection and does not contain plumbing fixtures or kitchen applies. For approximately 65 units provided at the Silver Lake Campground a minimum number of four camping units with mobility features should be provided per ABAAS F244.2. Significant barriers exist at the cabin entrance door as the opening width is less than the standards, and the concrete pavement at the door does not provide full maneuvering access space at the door for entry. Inside the cabin, the mounting height of the light switch, receptacle, and window latch does not meet the standards. Four new purpose-built accessible cabins are recommended in lieu of correcting the existing cabins.



Figure 5: Cabin P Exterior with Manager's Office at Left

Restroom

Male and female restrooms are provided in a detached building east of the Kitchen building. Significant barriers exist at the restrooms, as the door opening width is undersized, inadequate maneuvering space is provided for door operation, and it lacks space for wheelchair turn around within the rooms. There are no accessible plumbing fixtures inside the restrooms and toilet accessories are mounted too high for access. Mounted between the restroom entries is a single exterior grade drinking fountain. The mounting height of the drinking fountain is too high, and the unit does not provide a compliant knee space for access. In view of significant barriers present in the restrooms, a replacement restroom building with a bi-level drinking fountain is recommended for compliance.

Restroom and Showers

The earliest mandated accessibility provisions were in effect in the 1982 CBC and the Regulations for the Accommodations of the Disabled as by Office of the State Architect and dated August 16, 1984. This likely applies to the Restroom and Showers building which appears to have been built about that time. Some accessible accommodations were constructed in the facility.

Access to the facility was limited to the women's restroom due to snow accumulation on the other side of the building. The accessible women's restroom toilet is stall mounted, and the size of the stall and location of the toilet does not comply with the standards in the reference standard noted above. An accessible shower stall is not provided in the restroom. Lavatories in the restroom do comply with the standards. It is assumed that the men's restroom has similar deficiencies. Alterations of the Restroom and Showers building are recommended for compliance.



Figure 6: Restroom and Showers West Exterior View

Nurse

A barrier is present at the entrance as the door width is inadequate and the threshold is raised at the door opening. All interior doors from the entrance to the triage room, bedroom, and bathroom lack the required minimum width for room access, and the bathroom does not have an access compliant shower or toilet for use. In view of significant barriers present in the Nurse cabin, a replacement building with compliant triage, bedroom, and bathroom is recommended for compliance.



Figure 7: Nurse Cabin Exterior

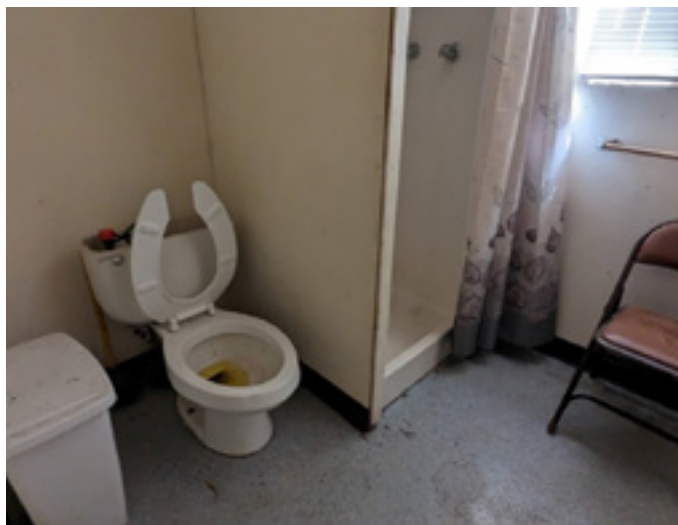


Figure 8: Nurse Cabin Bathroom

Crafts

Kitchell could not evaluate the accessibility of the Crafts cabin as the entrance door was covered with plywood. The existing concrete pavement stoop at three sides of the cabin does not have an improved surface for connection to the site path of travel about the camp.



Figure 9: Crafts Cabin

Kitchen

The food serving line is at an enlarged wall opening on the building's south face. The surface slope of the asphalt at the line exceeds 2.5% and is not compliant for access. The service counter was not in place for review to determine if it met the accessibility standards. Interior portions of the Kitchen are for staff use and accessibility within is not a requirement. Compliant pavement slopes at the serving line are recommended for compliance with the requirements.



Figure 10: Exterior Southeast Corner of Kitchen

Lodge

Kitchell could not evaluate the accessibility of the Lodge as the approach to the Lodge entrance and accommodations was restricted by snowbanks. The patio at the Lodge's rear is higher than the building floor, and no ramp is provided for access to the patio or the BBQ. Access to the multiple levels of the rear patio by ramps is recommended.



Figure 11: West Side of Lodge with Raised Deck and BBQ on Left of View. Shown Beyond Lodge is the Kitchen

Site Facilities

Per 2010 ADA, any additions or alterations of site elements would require compliance with the current standards. Per ADAS 206.2.12 an accessible route should be provided to both sides of the court. This requirement applies at the horseshoe pits, shuffleboard and volleyball courts, basketball free-throw lanes in the parking lot, and tetherball court over the leach field. None of these elements have an improved surface in compliance with the requirements, and the basketball lanes situated in the parking lot do not offer a safe path of travel. The shuffleboard and volleyball courts and basketball lanes have surfaces with slopes that exceed the standards. As a recommendation, compliant courts, and path of travel to the court should be provided.

Several picnic tables are located at concrete pads for future cabins. No compliant path of travel is provided to the pads and none of the picnic tables have accessible clear knee space for access. As a recommendation, provide path of travel improvements from picnic pads adjacent to the designated accessible cabins to the common path around the camp.

The large communal fire pit located at the bottom of the lodge access stairs lacks a compliant path of travel to the seating positions. For a recommendation, a path of travel from common path of the camp to a designated accessible space measuring 30" wide by 48" depth should be provided adjacent to the log seats for viewing.

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