

## 2 BUILDING CONDITION ASSESSMENT

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The Building Condition Assessment was performed first for this study and was reported separately. The reader is referred to Kleinfelder's *Facility Condition Assessment, Seven Concession Areas, Lake Berryessa Resort, Volume I and Volume II*, dated November 19, 2001, for the detailed discussion of the Building Condition Assessment. Kleinfelder's *Facility Condition Assessment* is intended to be used as a cross-reference guide for identifying general concessions identified within this document.

Kleinfelder conducted site condition assessments and feasibility analysis on all structures identified in the Inventory for Engineering Evaluation & Condition Assessment by resort provided by U.S. Department of the Interior, Bureau of Reclamation. With exception to those facilities, structures or improvements that had been previously removed from further consideration, Kleinfelder completed an engineering evaluation and condition assessment on each of the scheduled facilities currently owned by the concessionaires.

Kleinfelder examined each building considering such items as: location, materials, general repair, observed construction standards, general seismic event consideration, and accessibility for those with handicaps and deferred maintenance. The facility inspections were visual inspections of the concessions and their component parts. Our inspections of the concessions were broken up into five primary categories: (1) Primary Systems – Foundations and Substructures, Structural System, Exterior Wall System, Roof System; (2) Secondary Systems – Ceiling System, Floor Coverings, Interior Wall and Partition Systems; (3) Service Systems – HVAC, Plumbing, Electrical and Lighting; (4) Fire Detection and Emergency Provision; and (5) Infrastructure Components.

The building condition assessment made note of the following standards:

### *Building Condition Assessment*

- ASCE Standards – ANSI 11-90
- Americans with Disabilities Accessibility Act Guidelines (ADAAG – Current)
- American with Disabilities Act (ADA-Current 1990)
- International Facilities Management Association (IFMA)
- National Roofing Contractors Association (NRCA – Current)
- National Fire Protection Association (NFPA – Current Standards)
- National Electric Code (NEC-Current)
- National Electric Safety Code (NESC-Current)
- Standard Guide for Baseline Property Condition Assessment Process (ASTM E-1480 and E-2018)
- Uniform Mechanical Code (UMC-Current)
- Uniform Plumbing Code (UPC-Current)
- Uniform Building Code

The condition assessment was based on professional judgment and the standards applied varied greatly depending on the nature and intended end use of the facility. The assessments included only generalized visual inspection and observation of the subject facilities. It did not include, and specifically excluded, observation of inaccessible areas, testing of any nature (either destructive or non-destructive), a detailed structural, electrical or mechanical evaluation of the subject property unless otherwise discussed herein. This report did not provide an in depth study of Fire and Life Safety deficiencies.

The Building Conditions Assessment did not include cost estimates for upgrade of the facilities. Cost estimates were left for Bureau of Reclamation staff to prepare independently. Primary findings of the Building Condition Assessment was estimated service life for buildings. Table 1 is a summary of the estimated service life assessments for each resort.

**Table 1**  
**Building Condition Assessment Service Life Summary**

<b>Structure ID</b>	<b>Description</b>	<b>Est. Service Life (yrs)</b>
<b>PUTAH CREEK RESORT</b>		
PUCR #1	Front Gate Kiosk	<10
PUCR #2	Grocery Store	<15
PUCR #3	Video Arcade	<15
PUCR #4	Fuel Tanks	N/A
PUCR #5	26 Unit Motel	<15
PUCR #6	Management Office/Restaurant/Lounge	<15
PUCR #12	Maintenance Building & Restrooms	<15
PUCR #13	Laundry & Restrooms	<15
PUCR #14	Campground Kiosk	<10
PUCR #16	Campground Restrooms (Entrance)	<15
PUCR #17	Campground Restrooms (North End)	<15
PUCR #18	Campground Concession Building	<10
PUCR #19	Pump House	<10
PUCR #20	Maintenance Building/Storage	<10
PUCR #21	Water Treatment	<10
PUCR #22	Gazebo	<15
<b>RANCHO MONTICELLO RESORT</b>		
RAMO #1	Front Entrance Kiosk	< 10
RAMO #2	Main Office	> 15
RAMO #3	Store and Restaurant	< 15
RAMO #4	Storage Unit Behind Store	< 10
RAMO #5	Storage	< 10
RAMO #6	Boat Rental and Maintenance Garage	>15
RAMO #7	Day Use Area Restrooms	< 10
RAMO #8	Boat Marina Gas Dock	< 10
RAMO #9	Boat Garage Storage Units	< 10
RAMO #10	Sewer Treatment/Maintenance Shops	< 15
RAMO #11	Campground "A" Restrooms	< 10
RAMO #12	Lakeshore Cabins	< 15
RAMO #13	Lakeshore Cabins	< 15
RAMO #14	RV Campground Restrooms	< 10
RAMO #15	Small Pump House	< 10
RAMO #16	Road 12 Sewage Treatment Building	< 10
RAMO #17	Road 8 Sewage Treatment Building	< 10
RAMO #18	Road 6 Sewage Treatment Building	< 10
RAMO #19	Water Treatment Plant	> 15

**Table 1 cont.**  
**Building Condition Assessment Service Life Summary**

<b>Structure ID</b>	<b>Description</b>	<b>Est. Service Life (yrs)</b>
	<b>LAKE BERRYESSA RESORT</b>	
LMB #1	Main Entrance Kiosk	< 10
LMB #2	Snack Bar/Store/Office	< 15
LMB #3	Storage Sheds (Store)	< 10
LMB #4	Ice House	< 10
LMB #5	Maintenance and Fuel Garage	< 10
LMB #6	Boat Dock Office	< 10
LMB #7	Cabin Area Restrooms/Laundry	< 15
LMB #8	Day-Site Area Restrooms	< 15
LMB #9	Manager's Residence	> 15
LMB #10	Trailer Area Laundry and Restrooms	< 15
LMB #11	Campground Restrooms	< 10
LMB #12	Houseboat Rental	< 10
	<b>SPANISH FLAT RESORT</b>	
SPFL #1	Kiosk	< 10
SPFL #2	Office	< 15
SPFL #3	Office Shed	< 10
SPFL #4	Maintenance Shop	< 10
SPFL #5	Boat Marina	< 10
SPFL #6	Store and Storage	< 15
SPFL #8	Restrooms and Showers by Store	< 15
SPFL #9	Small Pump House	< 10
SPFL #12	Sunrise Restrooms	< 15
SPFL #13	Sunrise Point Restrooms	< 15
SPFL #14	Trailer Area Restroom	< 15
SPFL #17	Garages	< 10
SPFL #18	Sewer Treatment	< 10

**Table 1 cont.**  
**Building Condition Assessment Service Life Summary**

<b>Structure ID</b>	<b>Description</b>	<b>Est. Service Life (yrs)</b>
	<b>STEELE PARK RESORT</b>	
STPA #1	Main Gate Kiosk	< 10
STPA #3	Harbor Cove Restaurant and Store	
STPA #4	Boat Dock Marina	< 10
STPA #5	Freezer and Two Storage Sheds	< 10
STPA #7	RV Restrooms	
STPA #8	Danny's Boat Rental	< 10
STPA #9	Boat Storage Sheds	
STPA #10 - #16	Fenced Yard w/ Boat and Miscellaneous Storage	> 15
	Exceptions: #10, #11, #13 and #14	<10
STPA #17 - #18	Main Boat garages	> 15
STPA #19	Miscellaneous Use Building	< 10
STPA #20	Trailer Area Restrooms and Laundry	< 10
STPA #21	Main Office and Ice Cream Shop	< 15
STPA #22	Captains Lounge Restaurant	< 15
STPA #23	Day Use Kiosk	< 10
STPA #24	Handball Court	< 10
STPA #25	Pump House	< 10
STPA #26	Day Use Area Restrooms and Laundry	< 10
STPA #27	Projection Room	< 10
STPA #28	Building by Boat Berth Parking (Storage)	< 10
STPA #29	Small Storage Building by Tennis Courts	< 10
STPA #30	30 Swimming Pool Building	< 10
STPA #31	Garden and Lakeshore Rental Cottages	< 10
STPA #41	Motel Rooms 1-12	< 15
STPA #42	Motel Rooms 14-25	< 15
STPA #43	Maid Service Kiosk	< 10

**Table 1 cont.**  
**Building Condition Assessment Service Life Summary**

<b>Structure ID</b>	<b>Description</b>	<b>Est. Service Life (yrs)</b>
<b>PLEASURE COVE</b>		
PLCO #1	Management Office	< 10
PLCO # 5 and #6	Storage Sheds	< 10
PLCO #7	Large Single Shed	> 10
PLCO #8	Campground Showers	> 10
PLCO #9	Campground Bathrooms	< 10
PLCO #10	Unfinished Campground Bathrooms	> 15
PLCO #11	Water Treatment Building	> 10
PLCO #12	Front Entrance Kiosk	< 10
PLCO #13	Shed (Across From Manager)	< 10
PLCO #14	Managers Residence	> 15
PLCO #16	Boat Shop	> 15
PLCO #17	Showers/Restroom Launch Area	< 10
PLCO #18	Grocery Store/Restaurant	< 10
PLCO #19	Ghetto Restrooms>Showers/Laundry	< 10
<b>MARKLEY COVE RESORT</b>		
MACO #1	Main Office/Store- Office Trailer	> 15
MACO #3	Maintenance Shop	< 10
MACO #4	Boat Marina/Shop	< 15
MACO #5	Water Treatment Plant	> 15
MACO #6	Main Pump House	< 10
MACO #7a and 7b	Pump House	< 10