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Supplemental Information Packet

Agenda Related Item(s) – ID#15-719 (2-C)

Contents of Supplement: Final Camp Fresno Condition Assessment

Item(s)

Joint Facility Assessment Workshop

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Blair,
Church
& Flynn
CONSULTING ENGINEERS

CAMP FRESNO & CAMP FRESNO JR.
CONDITION ASSESSMENT

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DESCRIPTION OF SITE

Camp Fresno

Camp Fresno is a family friendly rustic campground, where families can visit and rent cabins for various lengths of time. The Camp Fresno grounds are located directly adjacent to the Dinkey Creek within lands leased from the United State Forest Service in the Sierra Mountains at an elevation of 5,700 feet above sea level. There are 51 rustic cabins available for guests to rent with basic amenities such as restrooms, shower rooms, a playground and a clubhouse.

There is electricity and running water throughout the campground, as well as being available in some of the rental cabins. At each campsite, there are outdoor propane stoves for outdoor cooking, a potable water source, a picnic table, and a campfire ring. The heating source for the cabins is wood burning stoves. Camp Fresno has cold lockers available for rent, as there are restrictions for self-provided refrigerators due to limited power availability within the cabins.

Camp Fresno offers two rental cabin options to guests. One or two bedroom cabins are available, each offering different amenities on the interior reflected in the rental prices. The one bedroom cabins vary in size from 162 to 360 square feet. There are 29 each one-bedroom cabins that provide sleeping accommodations for up to 6 people. The cabins include a double bed and bunk bed(s). The one-bedroom cabins do not have interior plumbing but electrical is provided for the primary purpose of interior lighting.

Two-bedroom cabins are approximately 500 square feet and have an occupancy of 8 with two bunk beds and one double bed. The two bedroom cabins have interior plumbing with a toilet and sink along with electrical lighting. There are 22 each two-bedroom cabins.

Camp Fresno has 5 restroom facilities. These restrooms serve both men and women with an overall size of 200 to 700 square feet. There are two separate shower and laundry facilities that also support both men and women with building sizes varying from 360 to 1,215 square feet.

The City of Fresno contracts camp services through a vendor. The vendor is responsible for the administration of guest services along with maintenance and operation of the existing infrastructure and buildings. A 1,200 square-foot house is located near the entry gate of the camp. The house is occupied by the camp administrator.

A recently renovated 1,200 square-foot club house, including a large uncovered deck area, provides campers a place for organized recreational activities.

Camp Fresno Junior

Camp Fresno Junior is a facility that accommodates organized groups or large family gatherings. The camp capacity is 90 people with amenities mostly centered around youth programs. The facilities for Camp Fresno Junior are located on the west side of Dinkey Creek and include two each 1,350 square-foot dorm structures for both boys and girls; separate boys and girls restrooms; separate boys and girls shower buildings; a 700 square-foot cook house with refrigerated food storage; a 2,400 square-foot public assembly building or pavilion; and three each 225 square-foot chaperonee cabins, one of which is dedicated to the cook.

General Background

Both Camp Fresno and Camp Fresno Junior have been in existence for more than seventy years. Numerous families return to the camp as an annual tradition extended back many generations. The camp is very cost effective with nightly rentals less than \$76 per night. The rustic unchanged appearance of Camp Fresno and Camp Fresno Junior has allowed most of the facilities to age way beyond their intended life.

The supporting infrastructure has been only repaired in portions, by vendors, to support the activities of the upcoming year as the camp ground is closed during the winter months. Accumulated snow on structures and uncovered decks, along with tree roots lifting utility lines, have exacerbated the already aging infrastructure.

The intent of this report is to evaluate the existing facilities and provide recommendations and cost associated with annual maintenance; and associated with repair and/or replacement of the existing infrastructure include buildings. Blair, Church and Flynn also recommends that the City Parks Department consult with City Risk Management and Legal on following topics of potential concern:

- ADA Accessibility of the camp including access to public spaces such as restrooms and cabins
- Use of wood stoves within cabins without proper fire protection measures such as fire alarms or extinguishers

CAMP FRESNO



Exterior of 2 bedroom cabins



Exterior of 1 bedroom cabins



Interior of 2 bedroom cabins



Interior of 1 bedroom cabins



Interior of 2 bedroom cabins



Interior of 1 bedroom cabins

CAMP FRESNO JR.



Exterior of Dorm Cabins



Interior of Dorm Cabins



Exterior of Dining Pavilion



Interior of Dining Pavilion



Chaperonee Cabin #2



Chaperonee Cabin #3

CAMP OPERATION AND MAINTENANCE

This assessment is to prioritize capital improvements and give guidance to the appropriate allocations of available funds. Currently, the facilities generate approximately \$50,000 a year in revenue. The City of Fresno has historically re-invested the annual camp revenue to improving/maintaining the camp. The City Parks Department staff also performs maintenance activities at the camp. During the time this report was prepared, it is unclear to Blair, Church and Flynn what maintenance activities are the responsibility of the vendor under the agreement. On occasion, the camp will receive donations in the form of cash contributions or like-in-kind services provided by community service groups. However, donations are not a stable income for Camp Fresno, nor considered a guaranteed form of funding.

The camp ground is owned by the City of Fresno and is under a special use permit granted by the Sierra

National Forest (U.S. Forest Service). Although it is owned by the City of Fresno, the camp ground is run by an outside vendor hired by the City; the current vendors are Jarrod and Jennifer Deaver. The current vendor employs camp staff. All day-to-day maintenance and repairs along with day-to-day camp operations are carried out by vendor's staff.

Camp Fresno is open for operation and visitors from late May to late October every year. The **open and close dates for the camp fluctuate** each year depending on the weather conditions. The camp closes on anticipation of snow to limit liability for unsafe conditions.

DESCRIPTION OF EXISTING INFRASTRUCTURE

SEWER SYSTEM



Septic tank near restroom No. 2

The existing sewer system is comprised of three areas; interior plumbing within the structures, the collection system (underground piping), and the treatment and disposal. The following sections describe the existing sewage system including a description of our visual inspection and condition assessment.

The interior sewer collection piping for the two bedroom cabins, including a restroom, is in poor condition. Much of the piping is located below the raised floor and exits the structures at the exterior wall. Although the piping is in poor condition, it is accessible for repair.

The sewer piping for the restrooms and shower buildings is in moderate condition. These structures have some exposed interior sewer plumbing with underground piping that occurs within and beneath a concrete slab-on-grade foundation.

In summary, the sewer piping located within the existing two-bedroom cabins, restrooms and shower buildings is maintainable on an as-needed basis by vendor staff.

Sewage Collection System

There are numerous sewer pipelines varying in size from 3 to 4 inches in diameter throughout the camp. These pipelines convey sewage from the structures to septic tanks. The lines are in very poor condition, and need nearly constant attention by vendor staff. Plugging of the existing lines is frequent. The pipeline blockage is nearly always a result of camper's lack of conformance with **camp flushing instructions** that limit articles for depository. According to the current vendor, the existing pipes are aged steel pipe with mastic lining and coating. Cleanouts within the pipeline appear to be only present at

the transition to existing structures. The pipes are known to be very brittle and have failed previously while exercising typical pipe cleaning methods such as steel pipe snaking or hydro blasting.

Much like other components of the camp's underground infrastructure, the sewer collection pipelines have been damaged by tree roots either by infiltrating the pipeline or by uplifting. Presently there are numerous locations with exposed and uplifted sewage pipelines and in some cases holes exist allowing for exposure to the ground surface.



Exposed sewer pipe

We understand that portions of the collection system may have been replaced in previous years. Although numerous requests were made by Blair, Church and Flynn, no as-built drawings were obtained for the system or any of the existing improvements to the camp.

The assessment recommends the replacement of all onsite sewage collection pipes. The location of the pipelines that may have been replaced is unknown due to the lack of as-built information. A site map was created and measurements were taken to determine the total length and size of the pipelines necessary to prepare the overall replacement cost estimate included in the Appendix B.

Sewer Treatment and Disposals

The sewage treatment and disposal system consists of septic tanks and leach fields. There are an estimated 8 septic tanks present at Camp Fresno. The majority of the septic tanks are located near the restroom/shower buildings. The below ground septic tanks appear to be constructed of steel and vary in size from 750 to 1,000 gallons and most are equipped with unsecured steel lids. The septic tanks are pumped dry annually following camp closure. During the time of inspection, the tanks were at/near full operational capacity (see photo on page 6). For this reason the present condition of the tank wall and bottom is unknown. The vendor that was present during the pumping operation confirmed the presence of tank wall and floor corrosion. Due to the present condition of the septic tanks, we recommend that the tanks be replaced; however, there are no indications of immediate need as the present condition of the tanks appears to

be unchanged from previous years. For the purpose of estimating cost, we have included the cost for installing new high-density, polyethylene, below-ground tanks with plastic lids at the existing tank locations.



Unsecured lid on existing septic tank

Although as-built drawings were not available, Blair, Church and Flynn was told that improvements were made to the leach field disposal systems within the last 10 years. This was further confirmed by the presence of cleanouts which appeared to be located along the leach lines near the river. The exact size, location and length of the leach lines are unknown. However, the vendor has not experienced problems with the existing leach fields and therefore presently does not have to perform maintenance activities for the leach fields. At this time, based on the limited information available for our assessment, no recommendations for replacement are provided for the leach disposal system. The City may consider contacting the California Regional Water Quality Control Board to verify compliance and review existing permitting for waste discharge for the camp leach disposal fields.

WATER SYSTEM

The water system has been divided into three areas (1) water source, treatment and storage, (2) distribution piping, (3) plumbing within the structures. The following sections will provide information regarding the existing water system including an assessment of the present condition.

Water Source & Treatment

The camp's original source of water was from a diversion point of the Dinkey Creek river upstream of the camp. Temporary piping was then placed along the ground to allow for the gravity feed of water to water storage tanks located uphill of the camp. Safe drinking water standards implemented in the 1980s precluded the use of untreated surface water to be used for consumption. For this reason a ground water well was constructed. The well was placed within the rock formation of the ground near the river and ground water was obtained from cracks or fractures. Typically rock wells produce small quantities of water depending of depth and ground surface profile.

Within the last 5 years a new well was constructed near the clubhouse. It is estimated that the well produces 8 gallons per minute and presently serves as the only source of drinking water for both camps. During late fall of 2014, a new well was constructed east of the camp. The estimated production rate of the well is unknown.

We understand that limitations on water use are required to maintain a sufficient volume during periods of high occupancy. These limitations include restrictions on water around camp sites for dust control and shower ordinances against guests other than paid camp visitors.

Using national water consumptive use averages for campgrounds of 20 gallons per camper and a total estimated peak occupancy of 575, including camp junior, the total volume of water consumed by the camp, excluding leakage and waste is 11,500 gallons. This is very near the capacity of the existing well assuming a production flow rate of 8 gallons per minute totaling 11,520 gallons per day. The City of Fresno should re-evaluate the need for additional wells to serve the camp once the estimated water production rates are determined for the new well.

The water system is currently classified as a transitory, non communal system thereby does not require treatment or disinfection prior to the bi-annual testing required by the State of California Department of Drinking Water.

Water Storage



Existing water storage tanks

The site has two water storage tanks; one constructed of wood and the other of steel. The wooden tank volume is estimated to be 10,000 gallons but appears to be of a significant age. Due to damage resulting from woodpeckers, the tank was modified to receive a rubberized liner that appears to also be leaking. The existing steel tank, once used as a pressure vessel, provides an estimated storage volume of 5,000 gallons.

The total camp water storage volume is unknown as the leakage within the wooden tank causes the tank to require constant well pumping during normal camp occupancy.

Our assessment recommends the replacement of the existing water storage tanks with NSF, potable water approved, pre-manufactured, high density polyethylene tanks. Two each 10,000 gallon tanks are used in this assessment for the purpose of costing.

Existing Distribution Pipelines



Ad-hoc repair to exposed pipeline

The existing water pipelines are used to distribute potable drinking water throughout the site. Numerous hose bibbs are present; however, no fire hydrants or other fire protective devices are included as part of the water system.

The distribution pipelines vary in size from $\frac{3}{4}$ inch to 2 inch in size. The majority of the pipelines that were visually inspected are steel galvanized pipe. The pipelines have been exposed due to ground erosion and lifting by large tree roots. Exposed pipelines have become tripping hazards and experience frequent damage from surface activities.

In summary, the existing water distribution pipelines are in poor condition. Years of frequent ad-hoc repairs has led to the overall reduced reliability and nearly constant repair by the vendor.

The assessment recommends the replacement of all onsite water distribution pipelines. The location of the pipelines that may have been replaced is unknown due to the lack of as-built information. A site map was created and measurements were taken to determine the total length and size of the pipelines necessary to prepare the overall replacement cost estimate included in Appendix B.

Interior Plumbing



Water heaters in Shower Building #1

The water piping for the structures is within the subfloor or exposed along the interior walls of the cabin. This allows adequate access for repairs that are performed by the vendor.

The water piping with the restrooms and shower buildings appears to be moderate condition. Much like the cabins, much of the pipes are exposed which easily facilitates repairs. The shower buildings utilize two each, 100-gallon propane water heaters. Although these tanks provide an ample volume of hot water, the overall age of the tanks has questioned their energy efficiency. Replacing the tanks should be considered but is not included as part of the evaluation as the annual use of these tanks occur only a fraction of the year and most likely required an extensive period of return for recapturing the initial investment cost of replacement.

In summary, the water piping located within the existing two-bedroom cabins, restrooms, and shower buildings are maintainable on an as-needed basis by vendor staff.

ELECTRICAL SYSTEM



Damaged electrical sub panel

Through our observation of the existing conditions on site at Camp Fresno, it was determined that the current electrical system is in reasonable condition. There is limited load capacity within the cabins and other public space structures. Cabin power usage by campers is limited by camp regulations that prohibit high consumptive use items such as refrigerators or microwaves.

As with the sewer and water pipelines, existing below ground electrical conduits and sub panels have been uplifted by tree roots. Also, sub panels have been damaged by the structures that have shifted due to failing foundations (see photo above).

The assessment recommends repairing all conduits and sub-panels that have been damaged by roots or shifting structures, and to make any repairs necessary to maintain a safe environment for campers. The maintenance cost estimates are included in Appendix A and B.

INFRASTRUCTURE EVALUATION MATRIX

Provided is a 5 scale rubric of the three general assessed areas including: Sewer System, Water System and Electrical System. We suggest using this as a means to prioritize future allotment of funds.

Ranking for Utilities and Structures

1 | Very Poor 2 | Poor 3 | Decent 4 | Good 5 | Excellent

Sewer System					
Septic tanks next to restrooms/shower buildings	1	2	3	4	5
Septic Lines from septic tanks to leach fields	1	2	3	4	5
Septic Tanks downhill from 2 bedroom cabins	1	2	3	4	5
Septic Lines from 2 bedroom cabins to septic tanks	1	2	3	4	5
Leach fields along mountain side	1	2	3	4	5
Water System					
Water storage tanks	1	2	3	4	5
Existing well	1	2	3	4	5
Main water lines	1	2	3	4	5
Lateral water lines to 2 bedroom cabins	1	2	3	4	5
Lateral water lines to hose bibbs at 1 bedroom cabins	1	2	3	4	5
Water heater at Camp Fresno Jr.	1	2	3	4	5
Water heaters at Camp Fresno	1	2	3	4	5
Water line to/from Camp Fresno, to Camp Fresno Jr.	1	2	3	4	5
Electrical System					
Meeting current electrical demands	1	2	3	4	5
Existing electrical conduits throughout campground	1	2	3	4	5
Existing electrical panel for campground	1	2	3	4	5

BUILDING ASSESSMENT

The occupied structures within the camp include the following:

- One bedroom Cabins
- Two bedroom Cabins
- Office
- Caretakers house/cabin(s)
- Restrooms
- Shower Buildings
- Pavilion and Clubhouse
- Cook house (Camp Junior)
- Dorm (Camp Junior)
- Chaperonee / Cook's Cabin (Camp Junior)
- Storage Buildings

The majority of the structures (except for the caretaker's houses at Camp Fresno) are un-insolated wooden plank sided structures that are more than 50 years old. Over the years, many of these structures have been damage by tree roots and heavy winter snow loading. The wood within the siding and structural members has frequent dry rot. In general, for the exception of Camp Fresno's clubhouse and the caretaker's houses and Camp Junior's pavilion, all of the structures are in poor or near poor condition.



Damaged raised foundation elements at cabin #65

In recent years, the City Parks Department has differed many of the necessary maintenance activities of the existing buildings at both camps. This has resulted in the accumulation of differed maintenance on nearly all of the more than 75 structures. Upon inspection of the site, it is apparent that some maintenance activities have

been performed over recent years. This includes painting the exterior of buildings, replacement of roofing, and the replacement/repair of decks. Shifting foundations have been adjusted for some cabins and some of the building doors have been replaced. However, the majority of the building improvements have incurred considerable amount of differed maintenance.



Dry rot at cabin #71

A site inspection was performed and the building improvements condition inventoried for both camps. The following tables summarize the building condition assessment for 10 building improvements areas that vary from foundation to exterior painting. The condition assessment was performed and a value was assigned from 1 being the poor condition to 5 being in excellent condition. Once the condition assessment was performed, unit costs for performing the associated differed maintenance were then established.

Located at the bottom of each table is a summary of the differed maintenance cost. The first priority maintenance activities were focused on improving those buildings that received an assessment value of 1. The total cost for improving the areas with an evaluation of 1 are then totaled. The second priority maintenance activities were then totaled for those buildings that received a value of 2.

In summary, the following values have been estimated by the assessment for two levels of maintenance priorities. Once both maintenance priorities have been completed, the differed maintenance activities are complete and an annual maintenance budget can be established.

Camp Fresno and Camp Fresno Junior Building Differed Maintenance Cost Summary		
	PRIORITY 1 Improvements	PRIORITY 2 Improvements
One-Bedroom Cabin	\$26,800	\$175,500
Two-Bedroom Cabin	\$44,400	\$44,000
Shower/Laundry	\$18,400	\$19,600
Restrooms	\$20,800	\$84,100
Additional Structures	\$25,000	\$27,400
Subtotal	\$135,400	\$350,600
Camp Fresno Junior	\$111,200	\$107,400
TOTAL	\$246,600	\$458,000

PROPOSED IMPROVEMENT PHASES

Below are the improvements proposed. The goal of Phase One is to remove all structures that are unsafe, and address the most urgent concerns first. The second Phase should occur within the next 5 to 10 years to completely update the sewer and water system at Camp Fresno. The Third Phase should occur in the next 10 to 15 years, to replace non urgent items at both Camp Fresno and Camp Fresno Jr. Phase Four is considered a luxury improvement, which would happen in 15+ years once the other improvements have been performed

Priority #	Proposed Improvement	Cost Associated
Phase One Improvements: Proposed Time frame 0 – 5 Years		
A	Priority 1 Building Improvements	\$246,600
B	Install new 20,000 Gallon Water Storage Tank	\$61,820
C	Replace Sewer Lines at Two Bedroom Cabins	\$564,300
Phase Two Improvements: Proposed Time frame 5 – 10 Years		
A	Remove and Replace Septic Tanks for Two Bedroom Cabins	\$180,895
B	Install New Water Lines Throughout Camp Fresno	\$999,900
C	Remove and Replace Septic Tanks at Restrooms/Shower Buildings	\$55,550
D	Priority 2 Building Improvements	\$458,000
Phase Three Improvements: Proposed Time frame 10 – 15 Years		
A	Replace Main Water Line to Camp Fresno Jr.	\$218,680
B	Remove and Replace Camp Fresno's Water Heaters	\$10,285
Phase Four Improvements: Proposed Time frame 15+ Years		
A	Replace all One-bedroom and Two-Bedroom Cabins at Camp Fresno	\$2,546,430

Some of the existing conditions located at Camp Fresno and Camp Fresno Jr. received a condition rating of 5 in the evaluation matrix. Those conditions do not have proposed improvements at this time. It is at the discretion of the City of Fresno, and the Camp Fresno Vendors whether or not they would like to improve on these conditions at a future time. Although these conditions have a rating of 5 at this time, it is strongly suggested that these conditions be reevaluated after 10-15 years. The harsh weather conditions at the site, and the expected wear and tear of all conditions present the possibility of these conditions diminishing over time. A re-evaluation is suggested to allow Camp Fresno to maintain a safe, functioning camp ground for all guests and employees.

APPENDIX A | CAMP FRESNO BUILDING CONDITION ASSESSMENT

#	Struct. Name/No.	Square footage	Area of Interest (with rating 1: poor condition to 5: excellent condition)										
			Foundation	Structure	Deck	Roofing	Windows	Doors	Exterior Paint	Sewer	Water	Electrical	
One-Bedroom Cabins													
1	1	360	1	2	3	2	1	1	1	1	N/A	N/A	2
2	2	360	1	2	3	2	1	1	1	1	N/A	N/A	2
3	3	288	2	2	2	2	2	2	2	1	N/A	N/A	2
4	4	360	1	2	3	2	1	1	1	1	N/A	N/A	2
5	5	360	1	2	3	2	1	1	1	1	N/A	N/A	2
6	6	162	2	2	4	2	2	2	2	1	N/A	N/A	2
7	9	288	3	3	2	3	2	2	2	4	N/A	N/A	3
8	10	288	2	2	2	2	2	2	2	1	N/A	N/A	2
9	11	288	2	2	2	2	2	2	2	1	N/A	N/A	2
10	12	288	2	2	2	2	2	2	2	1	N/A	N/A	2
11	14	288	2	2	2	2	2	2	2	1	N/A	N/A	2
12	15	288	2	2	2	2	2	2	2	1	N/A	N/A	2
13	16	288	2	2	2	2	2	2	2	1	N/A	N/A	2
14	20	288	3	3	2	3	2	2	2	4	N/A	N/A	3
15	21	288	2	2	2	2	2	2	2	1	N/A	N/A	2
16	22	288	3	3	3	3	3	1	3	3	N/A	N/A	3
17	23	288	2	2	2	2	2	2	2	1	N/A	N/A	2
18	24	288	2	2	2	2	2	2	2	1	N/A	N/A	2
19	25	288	2	2	2	2	2	2	2	1	N/A	N/A	2
20	26	288	2	2	2	2	2	2	2	1	N/A	N/A	2
21	27	288	2	2	2	2	2	2	2	1	N/A	N/A	2
22	30	288	3	3	2	3	2	2	2	4	N/A	N/A	3
23	31	288	3	3	2	3	2	2	2	4	N/A	N/A	3
24	32	288	3	3	2	3	2	2	2	4	N/A	N/A	3
25	33	288	3	3	2	3	2	2	2	4	N/A	N/A	3
26	34	288	3	3	2	3	2	2	2	4	N/A	N/A	3
27	35	288	3	3	2	3	2	2	2	4	N/A	N/A	3
28	37	288	3	3	2	3	2	2	2	4	N/A	N/A	3
29	39	288	3	3	2	3	2	2	2	4	N/A	N/A	3
Differed Maintenance Cost Summary													
No. with Rating of 1:			4	0	0	0	5	4	18	N/A	N/A	0	
Cost for maintenance per unit:			\$ 800	\$ 2,500	\$ 1,200	\$ 2,000	\$ 1,200	\$ 800	\$ 800	N/A	N/A	\$ 500	
Subtotal:			\$ 3,200	\$ -	\$ -	\$ -	\$ 6,000	\$ 3,200	\$ 14,400	N/A	N/A	\$ -	
Total Cost for Performing Differed Maintenance for One Bedroom Cabin for Areas having a Rating of 1:												\$ 26,800	
No. with Rating of 2:			13	18	23	18	24	24	0	N/A	N/A	17	
Cost for maintenance/unit:			\$ 800	\$ 2,500	\$ 1,200	\$ 2,000	\$ 1,200	\$ 800	\$ 800	N/A	N/A	\$ 500	
Subtotal:			\$ 10,400	\$ 45,000	\$ 27,600	\$ 36,000	\$ 28,800	\$ 19,200	\$ -	N/A	N/A	\$ 8,500	
Total Cost for Performing Differed Maintenance for One Bedroom Cabin for Areas having a Rating of 2:												\$ 175,500	

APPENDIX A | CAMP FRESNO BUILDING CONDITION ASSESSMENT (CONT.)

#	Structure Name/No.	Square footage	Area of Interest (with rating 1: poor condition to 5: excellent condition)									
			Foundation	Structure	Deck	Roofing	Windows	Doors	Exterior Paint	Sewer	Water	Electrical
Two-Bedroom Cabins												
1	65	486	1	3	2	3	4	2	1	2	2	2
2	66	486	1	3	2	3	4	2	1	2	2	2
3	67	486	1	3	2	3	4	2	1	2	2	2
4	68	486	1	3	2	3	4	2	1	2	2	2
5	69	486	1	3	2	3	4	2	1	2	2	2
6	70	486	1	3	2	3	4	2	1	2	2	2
7	71	486	1	3	2	3	4	2	1	2	2	2
8	72	486	1	3	2	3	4	2	1	2	2	2
9	73	486	1	3	2	3	4	2	1	2	2	2
10	74	486	1	3	2	3	4	2	1	2	2	2
11	75	486	1	3	2	3	4	2	1	2	2	2
12	76	486	1	3	2	3	4	2	1	2	2	2
13	77	486	1	3	2	3	4	2	1	2	2	2
14	78	486	1	3	2	3	4	2	1	2	2	2
15	79	486	1	3	2	3	4	2	1	2	2	2
16	80	486	1	3	2	3	4	2	1	2	2	2
17	81	486	1	3	2	3	4	2	1	2	2	2
18	82	486	1	3	2	3	4	2	1	2	2	2
19	83	486	1	3	2	3	4	2	1	2	2	2
20	84	486	1	3	2	3	4	2	1	2	2	2
21	86	486	1	3	2	3	4	2	1	2	2	2
22	88	486	1	3	2	3	4	2	1	2	2	2
Differed Maintenance Cost Summary												
No. with Rating of 1:			22	0	0	0	5	4	22	0	0	0
Cost for maintenance/unit:			\$ 800	\$ 2,500	\$ 1,200	\$ 2,000	\$ 1,200	\$ 800	\$ 800	\$ 500	\$ 500	\$ 500
Subtotal:			\$ 17,600	\$ -	\$ -	\$ -	\$ 6,000	\$ 3,200	\$ 17,600	0	0	\$ -
Total Cost for Performing Differed Maintenance for Two Bedroom Cabin for Areas having a Rating of 1:												\$ 44,400
No. with Rating of 2:			0	0	22	0	0	22	0	0	0	0
Cost for maintenance/unit:			\$ 800	\$ 2,500	\$ 1,200	\$ 2,000	\$ 1,200	\$ 800	\$ 800	\$ 500	\$ 500	\$ 500
Subtotal:			\$ -	\$ -	\$ 26,400	\$ -	\$ -	\$ 17,600	\$ -	0	0	\$ -
Total Cost for Performing Differed Maintenance for Two Bedroom Cabin for Areas having a Rating of 2:												\$ 44,000

APPENDIX A | CAMP FRESNO BUILDING CONDITION ASSESSMENT (CONT.)

#	Struct. Name/No.	Square footage	Area of Interest (with rating 1: poor condition 5: excellent Condition)									
			Foundation	Structure	Deck	Roofing	Windows	Doors	Exterior Paint	Sewer	Water	Electrical
Laundry and Shower Building												
1	1	1215	4	4	N/A	4	N/A	2	1	2	2	4
2	2	360	1	1	N/A	1	N/A	1	1	2	2	2
Differed Maintenance Summary												
No. with Rating of 1:			1	1	0	1	0	1	2	0	0	0
Cost for maintenance/unit:			\$ 1,500	\$ 4,000	\$ -	\$ 6,500	\$ -	\$ 1,600	\$ 2,400	\$ 2,000	\$ 4,500	\$ 5,000
Subtotal:			\$ 1,500	\$ 4,000	\$ -	\$ 6,500	\$ -	\$ 1,600	\$ 4,800	0	0	\$ -
Total Cost for Performing Differed Maintenance for laundry and shower for Areas having a Rating of 1:												\$ 18,400
No. with Rating of 2:			0	0	0	0	0	1	0	2	2	1
Cost for maintenance/unit:			\$ 1,500	\$ 4,000	\$ -	\$ 6,500	\$ -	\$ 1,600	\$ 2,400	\$ 2,000	\$ 4,500	\$ 5,000
Subtotal:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600	\$ -	\$ 4,000	\$ 9,000	\$ 5,000
Total Cost for Performing Differed Maintenance for laundry and shower for Areas having a Rating of 2:												\$ 19,600

#	Struct. Name/No.	Square footage	Area of Interest (with rating 1: poor condition 5: excellent condition)									
			Foundation	Structure	Deck	Roofing	Windows	Doors	Exterior Paint	Sewer	Water	Electrical
Restrooms												
1	1	675	5	2	N/A	2	N/A	1	2	2	2	3
2	2	216	5	2	N/A	2	N/A	1	2	2	2	3
3	3	216	5	2	N/A	2	N/A	1	2	2	2	3
4	4	225	5	2	N/A	2	N/A	5	2	2	2	3
5	5	216	1	1	N/A	1	N/A	1	1	2	2	3
Differed Maintenance Cost Summary												
No. with Rating of 1:			1	1	0	1	0	4	1	0	0	0
Cost for maintenance/unit:			\$ 1,500	\$ 4,000	\$ -	\$ 6,500	\$ -	\$ 1,600	\$ 2,400	\$ 2,000	\$ 4,500	\$ 5,000
Subtotal:			\$ 1,500	\$ 4,000	\$ -	\$ 6,500	\$ -	\$ 6,400	\$ 2,400	0	0	\$ -
Total Cost for Performing Differed Maintenance for Restrooms for Areas having a Rating of 1:												\$ 20,800
No. with Rating of 2:			0	4	0	4	0	0	4	5	5	0
Cost for maintenance/unit:			\$ 1,500	\$ 4,000	\$ -	\$ 6,500	\$ -	\$ 1,600	\$ 2,400	\$ 2,000	\$ 4,500	\$ 5,000
Subtotal:			\$ -	\$ 16,000	\$ -	\$ 26,000	\$ -	\$ -	\$ 9,600	\$ 10,000	\$ 22,500	\$ -
Total Cost for Performing Differed Maintenance for Restrooms for Areas having a Rating of 2:												\$ 84,100

#	Struct. Name/No.	Square footage	Area of Interest (with rating 1: poor condition to 5: excellent condition)									
			Foundation	Structure	Deck	Roofing	Windows	Doors	Exterior Paint	Sewer	Water	Electrical
Additional Structures												
Mngrs House		1200	4	3	2	4	3	3	2	3	2	3
Ice Box		200	N/A	1	N/A	1	N/A	3	1	N/A	N/A	3
Office		300	N/A	2	N/A	1	N/A	1	3	N/A	4	4
Club House		1200	5	4	5	5	5	5	5	5	5	5
Storage Bldg.		315	N/A	3	N/A	2	N/A	2	1	N/A	N/A	1
Employee (1)		600	3	3	N/A	3	3	2	5	3	3	3
Employee (2)		600	4	3	N/A	2	2	1	2	3	3	3
Differed Maintenance Cost Summary												
No. with Rating of 1:			0	1	0	2	0	2	1	0	0	0
Cost for maintenance/unit:			\$ -	\$ 15,000	\$ -	\$ 2,800	\$ 3,000	\$ 1,600	\$ 1,200	\$ 2,000	\$ 4,500	\$ 5,000
Subtotal:			\$ -	\$ 15,000	\$ -	\$ 5,600	\$ -	\$ 3,200	\$ 1,200	0	0	\$ -
Total Cost for Performing Differed Maintenance for Areas having a Rating of 1:												\$ 25,000
No. with Rating of 2:			0	1	1	1	1	1	2	0	1	0
Cost for maintenance/unit:			\$ -	\$ 4,000	\$ 2,500	\$ 5,500	\$ 4,500	\$ 1,600	\$ 2,400	\$ 2,000	\$ 4,500	\$ 5,000
Subtotal:			\$ -	\$ 4,000	\$ 2,500	\$ 5,500	\$ 4,500	\$ 1,600	\$ 4,800	\$ -	\$ 4,500	\$ -
Total Cost for Performing Differed Maintenance for Areas having a Rating of 2:												\$ 27,400

APPENDIX A | CAMP FRESNO JUNIOR BUILDING CONDITION ASSESSMENT

Struct. Name/No.	Square footage	Area of Interest (with rating 1: poor condition to 5: excellent condition)									
		Foundation	Structure	Deck	Roofing	Windows	Doors	Exterior Paint	Sewer	Water	Electrical
Girls Dorms	1320	1	2	1	3	1	1	2	N/A	N/A	3
Boys Dorms	1320	1	2	1	3	1	1	2	N/A	N/A	3
Girls Restroom	144	N/A	1	N/A	1	N/A	1	1	1	1	1
Boys Restroom	108	2	2	N/A	1	N/A	2	1	2	2	3
Shower House	360	2	2	N/A	4	N/A	1	1	2	2	3
Pavilion	2350	4	4	N/A	4	4	4	3	N/A	N/A	4
Chprn Cabin #2	225	2	1	N/A	1	N/A	1	2	N/A	N/A	3
Chprn Cabin #3	270	2	2	N/A	3	N/A	1	1	N/A	N/A	3
Cook's Cabin	192	1	1	N/A	1	N/A	1	1	N/A	N/A	2
Cookhouse	700	1	1	N/A	4	3	1	1	2	2	2
Differed Maintenance Cost Summary											
No. with Rating of 1:		4	4	2	4	2	8	5	1	1	1
Cost for maintenance/unit:		\$ 7,500	\$ 8,500	\$ 2,250	\$ 2,800	\$ 800	\$ 800	\$ 2,400	\$ 2,000	\$ 4,500	\$ 5,000
Subtotal:		\$ 30,000	\$ 34,000	\$ 4,500	\$ 11,200	\$ 1,600	\$ 6,400	\$ 12,000	2000	4500	\$ 5,000
Total Cost for Performing Differed Maintenance for Areas having a Rating of 1:											\$ 111,200
No. with Rating of 2:		4	5	0	0	0	1	4	3	3	1
Cost for maintenance/unit:		\$ 7,500	\$ 8,500	\$ 2,250	\$ 2,800	\$ 800	\$ 800	\$ 2,400	\$ 2,000	\$ 4,500	\$ 5,000
Subtotal:		\$ 30,000	\$ 42,500	\$ -	\$ -	\$ -	\$ 800	\$ 9,600	6000	13500	\$ 5,000
Total Cost for Performing Differed Maintenance for Areas having a Rating of 2:											\$ 107,400

APPENDIX B | Cost Estimates

PHASE ONE: COST ESTIMATE

A. See Appendix A for cost estimates for Priority 1 Building Improvements

B. Remove Existing Water Storage Tank and Install New 20,000 Gallon Storage tank

Item No.	Description	Quantity	Unit	Unit Cost	Extension
1	Mobilization	lump sum		\$2,200.00	\$2,200.00
2	Remove and Replace Existing Water Tank	lump sum		\$40,000.00	\$40,000.00
3	Engineering Design Cost	lump sum		\$8,800.00	\$8,800.00
4	Misc. Facilities and Operations	lump sum		\$5,200.00	\$5,200.00
				Subtotal Amount:	\$56,200.00
				Contingencies (approx. 10%):	\$5,620.00
				Total Construction Cost:	\$61,820.00

C. Replace Sewer Lines at Two- Bedroom Cabins

Item No.	Description	Quantity	Unit	Unit Cost	Extension
1	Mobilization	lump sum		\$20,150.00	\$20,150.00
2	4" Main Sewer Line	1,000	ln ft	\$ 80.00	\$80,000.00
3	3" Lateral Sewer Line	2,000	ln ft	\$ 60.00	\$120,000.00
4	Sewer Clean out	14	ea	\$400.00	\$ 5,600.00
5	Sewer Manhole	4	ea	\$ 3,200.00	\$12,800.00
6	Sewer Points of Connection to the Cabin	22	ea	\$800.00	\$17,600.00
7	Trenching (Including Rock Removal)	3,000	ln ft	\$ 25.00	\$75,000.00
8	SWPPP	lump sum		\$45,000.00	\$45,000.00
9	Dust Control	lump sum		\$10,000.00	\$10,000.00
10	Engineering Design Costs	lump sum		\$80,600.00	\$80,600.00
11	Misc. Facilities and Operations	lump sum		\$46,250.00	\$46,250.00
				Subtotal Amount:	\$513,000.00
				Contingencies (approx. 10%):	\$51,300.00
				Total Construction Cost:	\$564,300.00

APPENDIX B | Cost Estimates

PHASE TWO: COST ESTIMATE

A. Remove and Replace Septic Tanks for Two Bedroom Cabins

Item No.	Description	Quantity	Unit	Unit Cost	Extension
1	Mobilization	lump sum		\$ 17,450.00	\$ 17,450.00
2	Remove and Replace Existing Septic Tank	5	ea	\$ 6,200.00	\$ 31,000.00
3	Connection of Sewer Main to Septic Tank	5	ea	\$ 1,500.00	\$ 7,500.00
4	Engineering Design Cost	lump sum		\$ 69,800.00	\$ 69,800.00
5	Misc. Facilities and Operations	lump sum		\$ 38,700.00	\$ 38,700.00
				Subtotal Amount:	\$164,450.00
				Contingencies (approx. 10%):	\$16,445.00
				Total Construction Cost:	\$180,895.000

B. Install New Water Lines

Item No.	Description	Quantity	Unit	Unit Cost	Extension
1	Mobilization	lump sum		\$37,250.00	\$37,250.00
2	1 -1/2" Water Line	3,600	ln ft	\$ 60.00	\$216,000.00
3	2" Water Line	210	ln ft	\$ 50.00	\$10,500.00
4	4" Main Water Line	3,300	ln ft	\$ 60.00	\$198,000.00
5	Water Valve	15	ea	\$ 1,200.00	\$18,000.00
6	Hose Bib	29	ea	\$500.00	\$14,500.00
7	Trenching (Including Rock Removal)	3,810	ln ft	\$ 25.00	\$95,250.00
8	Trench Resurfacing (6" Decomposed Granite) Roadway Replacement	350	ton	\$200.00	\$70,000.00
9	SWPPP	lump sum		\$45,000.00	\$45,000.00
10	Dust Control	lump sum		\$10,000.00	\$10,000.00
11	Engineering Design Cost	lump sum		\$111,750.00	\$111,750.00
12	Misc. Facilities and Operations	lump sum		\$82,750.00	\$82,750.00
				Subtotal Amount:	\$909,000.00
				Contingencies (approx. 10%):	\$90,900.00
				Total Construction Cost:	\$999,900.00

APPENDIX B | Cost Estimates

PHASE TWO: COST ESTIMATE

C. Remove and Replace all Septic Tanks at Restrooms/Shower Buildings

Item No.	Description	Quantity	Unit	Unit Cost	Extension
1	Mobilization	lump sum		\$10,000	\$10,000
2	Remove and Replace Septic tank for 2 Bedroom Cabin	4	ea	\$ 6,200.00	\$24,800.00
3	Connection of Sewer Mains to Septic Tank	4	ea	\$ 1,500.00	\$ 6,000.00
4	Engineering Design Cost	lump sum		\$ 6,400.00	\$ 6,400.00
5	Misc. Facilities and Operations	lump sum		\$ 3,300.00	\$ 3,300.00
Subtotal Amount:					\$50,500.00
Contingencies (approx. 10%):					\$5,050.00
Total Construction Cost:					\$55,550.00

D. See Appendix A for cost estimate for Priority 2 Building Improvements

PHASE THREE: COST ESTIMATE

A. Replace New Main Water line to Camp Fresno Jr.

Item No.	Description	Quantity	Unit	Unit Cost	Extension
1	Mobilization	lump sum		\$7,800.00	\$7,800.00
2	Replacing Water Line to Camp Fresno Jr.	1,500	In ft	\$50.00	\$75,000.00
3	Water Valve	2	ea	\$1,200.00	\$2,400.00
4	Trenching (Including Rock Removal)	1,390	In ft	\$25.00	\$34,750.00
5	Trench Resurfacing (6" Decomposed Granite) Roadway Replacement	150	ton	\$200.00	\$30,000.00
6	Engineering Design Cost	lump sum		\$31,200.00	\$31,200.00
7	Misc. Facilities and Operations	lump sum		\$17,650.00	\$17,650.00
Subtotal Amount:					\$198,800
Contingencies (approx. 10%):					\$19,880.00
Total Construction Cost:					\$218,680.00

APPENDIX B | Cost Estimates

PHASE THREE: COST ESTIMATE

B. Remove and Replace Camp Fresno's Water Heaters

Item No.	Description	Quantity	Unit	Unit Cost	Extension
1	Mobilization	lump sum		\$350.00	\$350.00
2	Remove and Replace Water Heater at Camp Fresno	lump sum		\$6,500.00	\$6,500.00
3	Engineering Design Cost	lump sum		\$1,470.00	\$1,470.00
4	Misc. Facilities and Operations	lump sum		\$1,030.00	\$1,030.00
Subtotal Amount:					\$9,350.00
Contingencies (approx. 10%):					\$935.00
Total Construction Cost:					\$10,285.00

PHASE FOUR: COST ESTIMATE

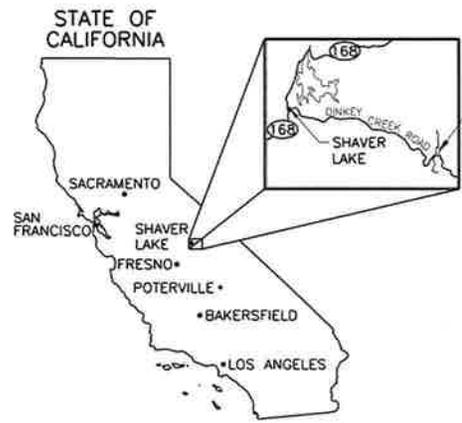
A. Replace All One-Bedroom and Two-Bedroom Cabins

Item No.	Description	Quantity	Unit	Unit Cost	Extension
1	Mobilization	lump sum		\$99,300.00	\$99,300.00
2	Remove and Replace Existing 1 Bedroom and 2 Bedroom Cabins	50	ea	\$35,000.00	\$1,750,000.00
3	SWPPP	lump sum		\$45,000.00	\$45,000.00
4	Dust Control	lump sum		\$10,000.00	\$10,000.00
5	Engineering Design Cost	lump sum		\$397,200.00	\$397,200.00
6	Misc. Facilities and Operations	lump sum		\$219,800.00	\$219,800.00
Subtotal Amount:					\$2,521,300.00
Contingencies (approx. 10%):					\$252,130.00
Total Construction Cost:					\$2,546,430.00

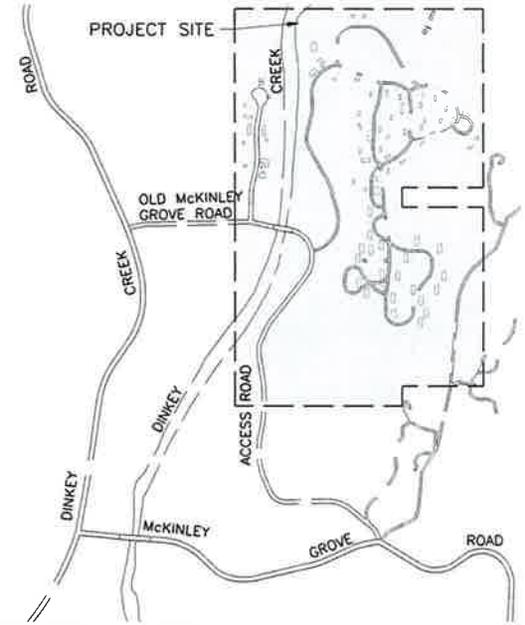
APPENDIX C | Maps & Diagrams

- Location / Vicinity Map
- Topographic Site Plan
- Existing Utility Site Plan
- Proposed Sewer Plan
- Proposed Water Plan

CITY OF
FRESNO
 DEPARTMENT OF PUBLIC WORKS
**CAMP FRESNO
 IMPROVEMENTS**



LOCATION MAP
 NOT TO SCALE



VICINITY MAP
 NOT TO SCALE

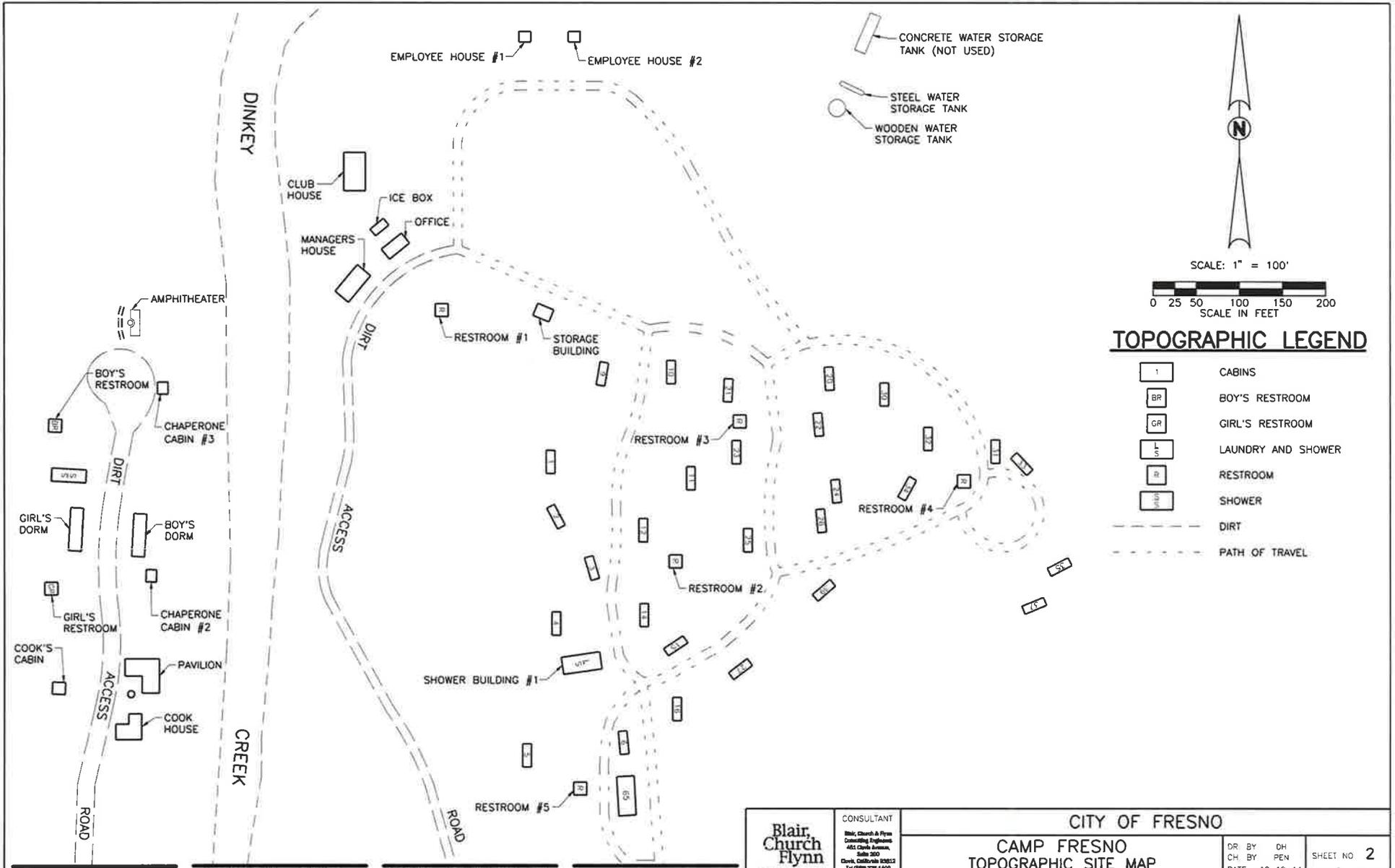
SHEET INDEX	
TITLE	SHEET NO.
COVER SHEET	1
TOPOGRAPHIC SITE PLAN	2
TOPOGRAPHIC SITE PLAN	3
UTILITY SITE PLAN	4
UTILITY SITE PLAN	5
PROPOSED SEWER PLAN	6
PROPOSED SEWER PLAN	7
PROPOSED WATER PLAN	8
PROPOSED WATER PLAN	9



CONSULTANT
 Blair, Church & Flynn
 Consulting Engineers
 455 Circle Avenue,
 Suite 200
 Clovis, California 93612
 Tel (559) 258-5400
 Fax (559) 258-5500

CITY OF FRESNO
**CAMP FRESNO
 LOCATION / VICINITY MAP**

DR BY	DH	SHEET NO. 1
CH BY	REN	
DATE	12-19-14	
SCALE: AS NOTED		OF 9 SHEETS

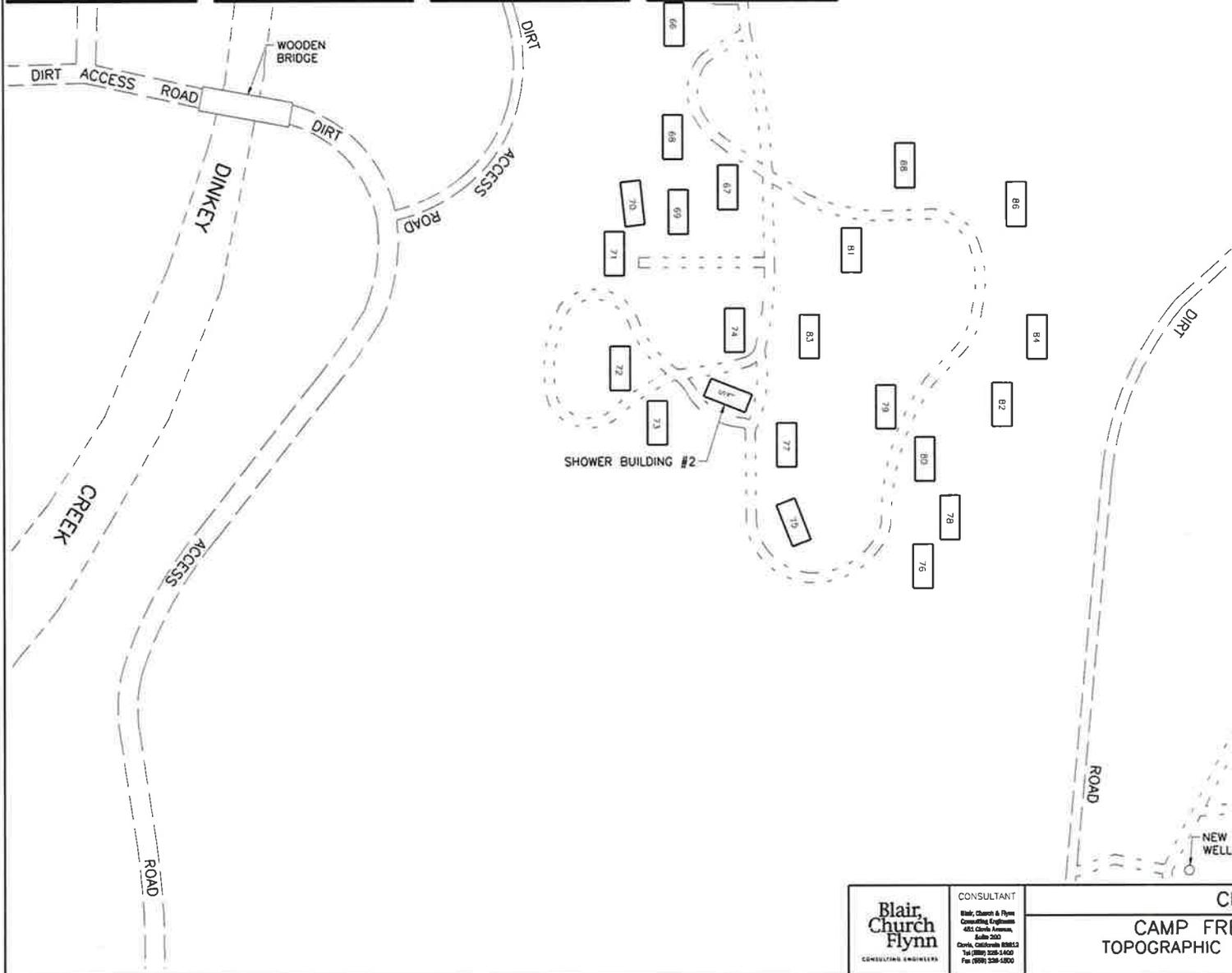


MATCH LINE - SEE SHEET 3

Blair, Church & Flynn CONSULTING ENGINEERS	CONSULTANT Blair, Church & Flynn Consulting Engineers 465 Clark Avenue, Suite 200 Clovis, California 93612 Tel: (509) 228-1400 Fax: (509) 228-2800	CITY OF FRESNO	
	CAMP FRESNO TOPOGRAPHIC SITE MAP		DR BY: DH CH BY: PEN DATE: 12-19-14 SCALE: AS NOTED
		SHEET NO 2 OF 9 SHEETS	

Drawing # 12114-02131 (Site/ProductionDrawing) 1214238401.dwg 2 Topographic Site Plan Plot by chmcm002 Apr 20, 2015 - 7:44am

MATCH LINE - SEE SHEET 2



SCALE: 1" = 100'



TOPOGRAPHIC LEGEND

- 1 CABINS
- BR BOY'S RESTROOM
- CR GIRL'S RESTROOM
- L+S LAUNDRY AND SHOWER
- R RESTROOM
- S SHOWER
- DIRT
- - - - - PATH OF TRAVEL

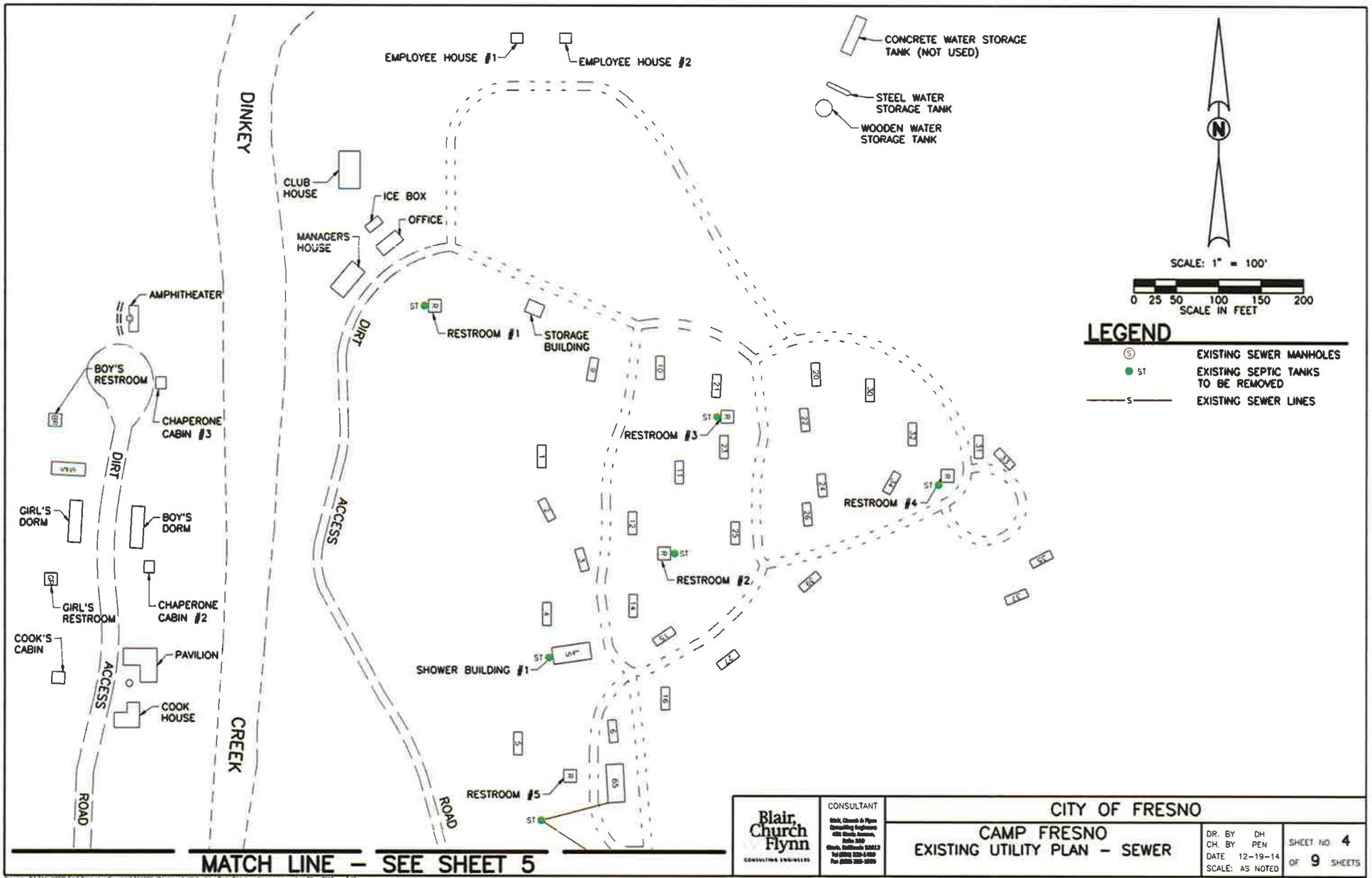
**Blair,
Church
Flynn**
CONSULTING ENGINEERS

CONSULTANT
Blair, Church & Flynn
Consulting Engineers
455 Clark Avenue,
Suite 200
Oroville, California 95965
Tel (530) 528-1400
Fax (530) 528-1800

CITY OF FRESNO

CAMP FRESNO
TOPOGRAPHIC SITE MAP

DR. BY	DH	SHEET NO 3
CH BY	PEN	
DATE	12-18-14	
SCALE	AS NOTED	OF 9 SHEETS



MATCH LINE - SEE SHEET 5

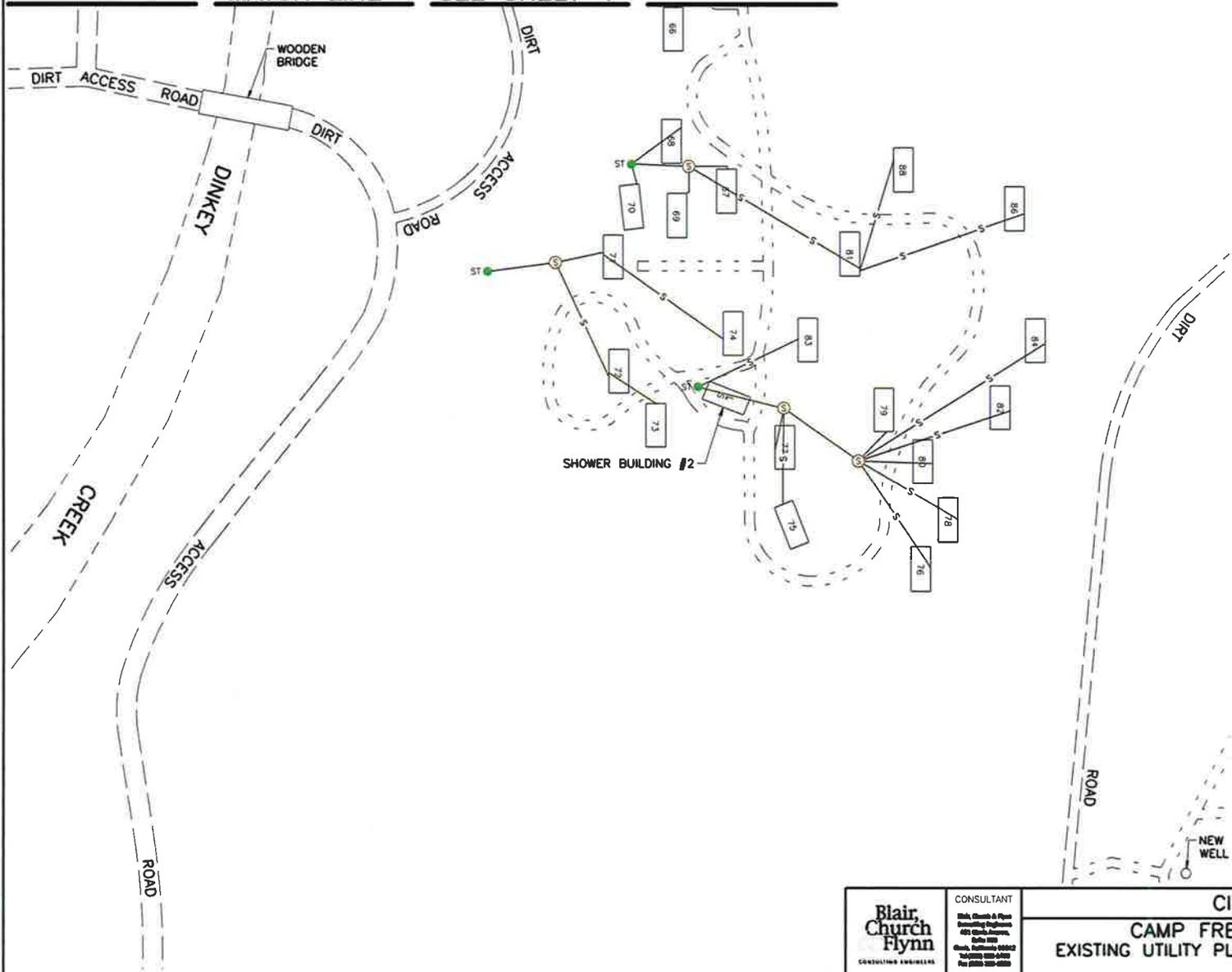
Blair, Church, Flynn
CONSULTING ENGINEERS

CONSULTANT
Blair, Church & Flynn
Consulting Engineers
400 West Center
Suite 200
Fresno, California 93702
Tel (559) 239-4400
Fax (559) 239-4400

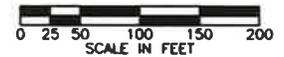
CITY OF FRESNO		DR. BY: DH CH. BY: PEN DATE: 12-19-14 SCALE: AS NOTED	SHEET NO. 4 OF 9 SHEETS
CAMP FRESNO EXISTING UTILITY PLAN - SEWER			

Drawing: P:\1717-10251\Site\Production\Drawings\1717233.dwg Plot Path: \\... Apr 20, 2015 7:45am

MATCH LINE – SEE SHEET 4



SCALE: 1" = 100'



LEGEND

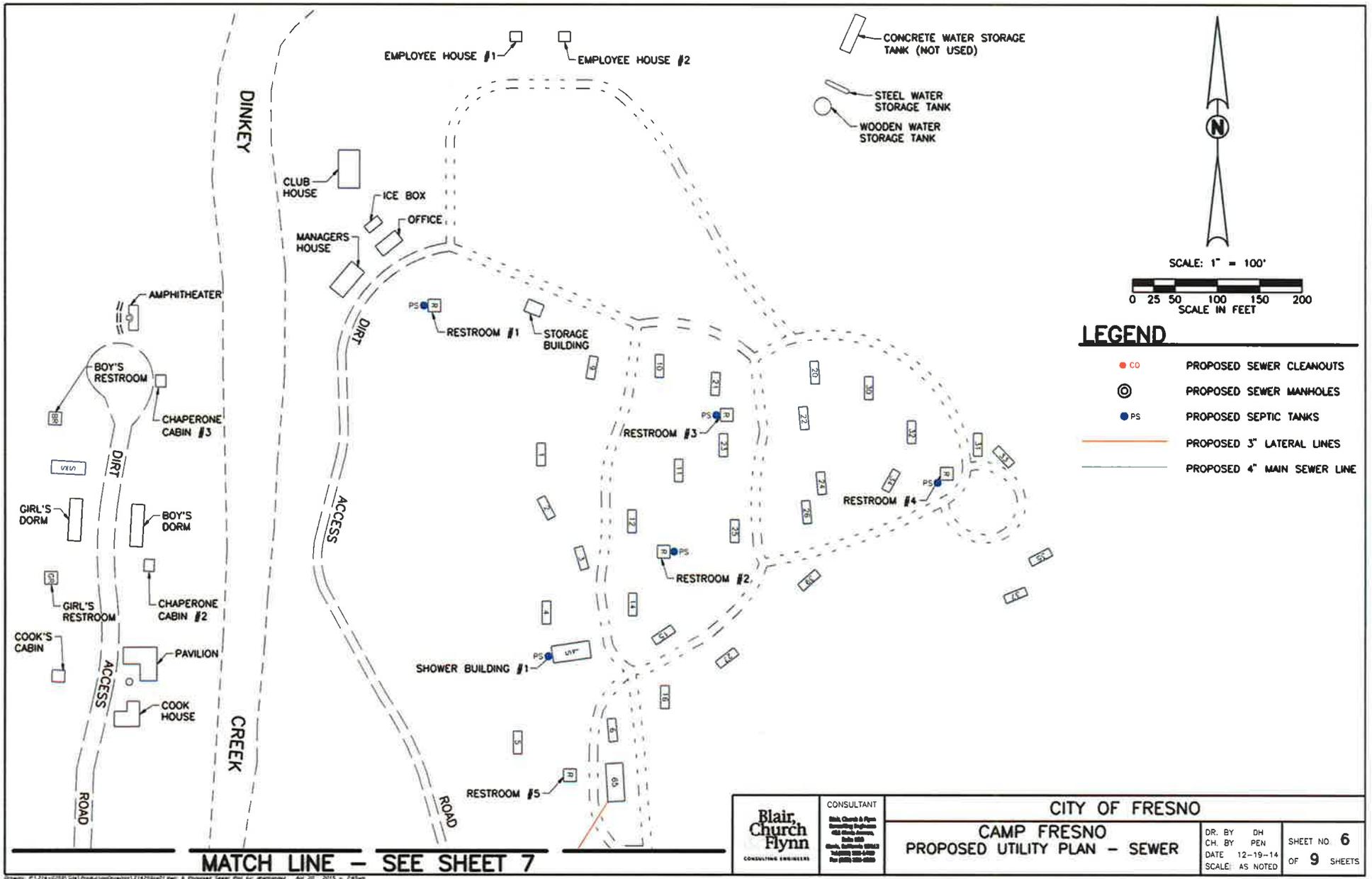
- EXISTING SEWER MANHOLES
- EXISTING SEPTIC TANKS TO BE REMOVED
- EXISTING SEWER LINES

Blair Church Flynn
CONSULTING ENGINEERS

CONSULTANT
Blair Church & Flynn
Consulting Engineers
425 North Broadway
Suite 1000
Fresno, California 93702
Tel: (559) 239-4500
Fax: (559) 239-4500

CITY OF FRESNO
CAMP FRESNO
EXISTING UTILITY PLAN – SEWER

DR BY DH
CH BY PEN
DATE 12-19-14
SCALE: AS NOTED
SHEET NO. **5**
OF **9** SHEETS

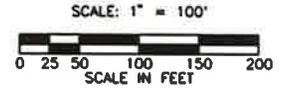
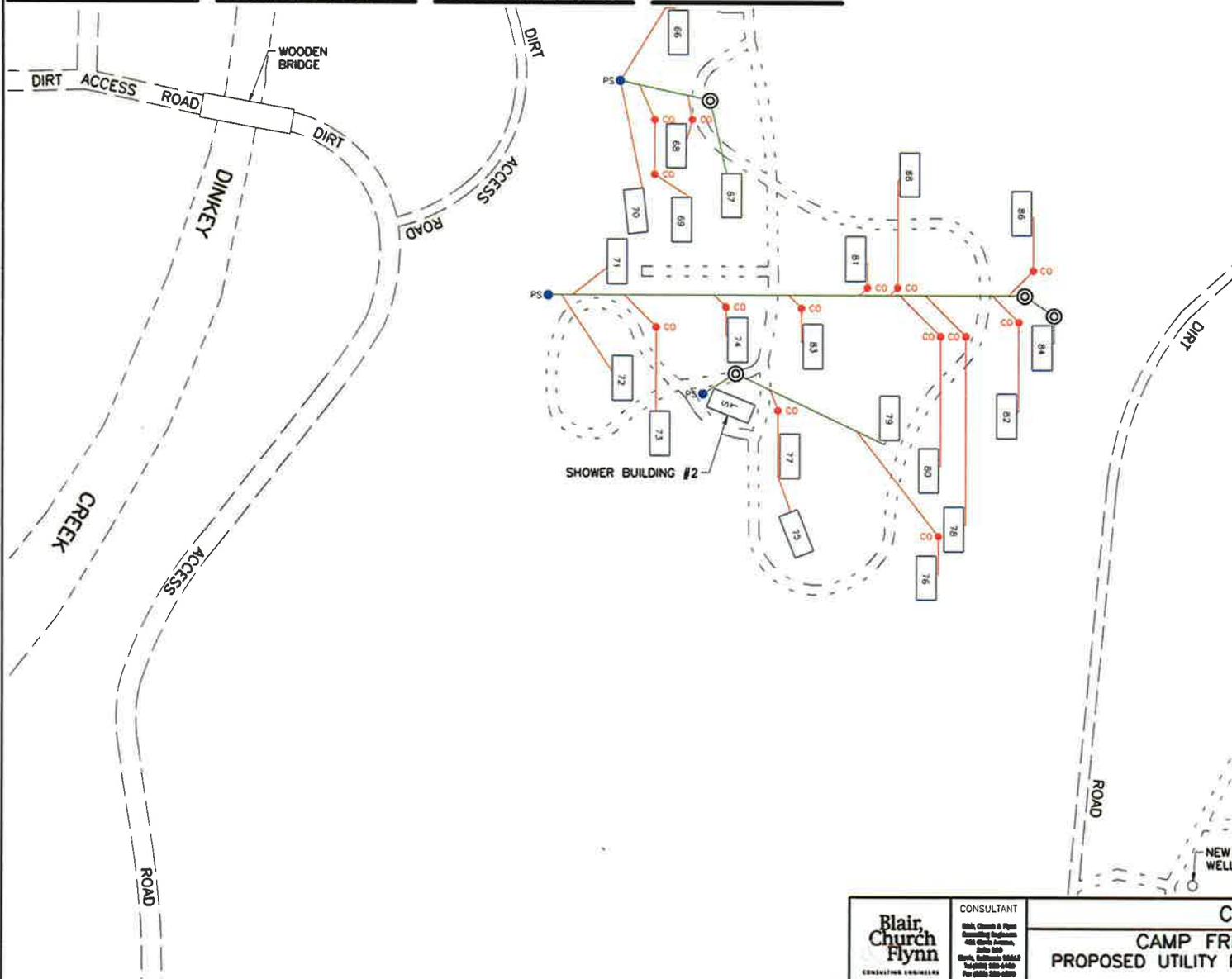


MATCH LINE - SEE SHEET 7

	CONSULTANT Blair, Church & Flynn Consulting Engineers 422 West Broadway Suite 200 Fresno, California 93704 Telephone: 558-4400 Fax: 558-4400	CITY OF FRESNO CAMP FRESNO PROPOSED UTILITY PLAN - SEWER		DR. BY: DH CH. BY: PEN DATE: 12-19-14 SCALE: AS NOTED	SHEET NO. 6 OF 9 SHEETS

Drawing: P:\2114\02381\01\Production\Drawings\14238607.dwg: 6 Proposed Sewer Plan (1) - 1/2015 - 7/15/15

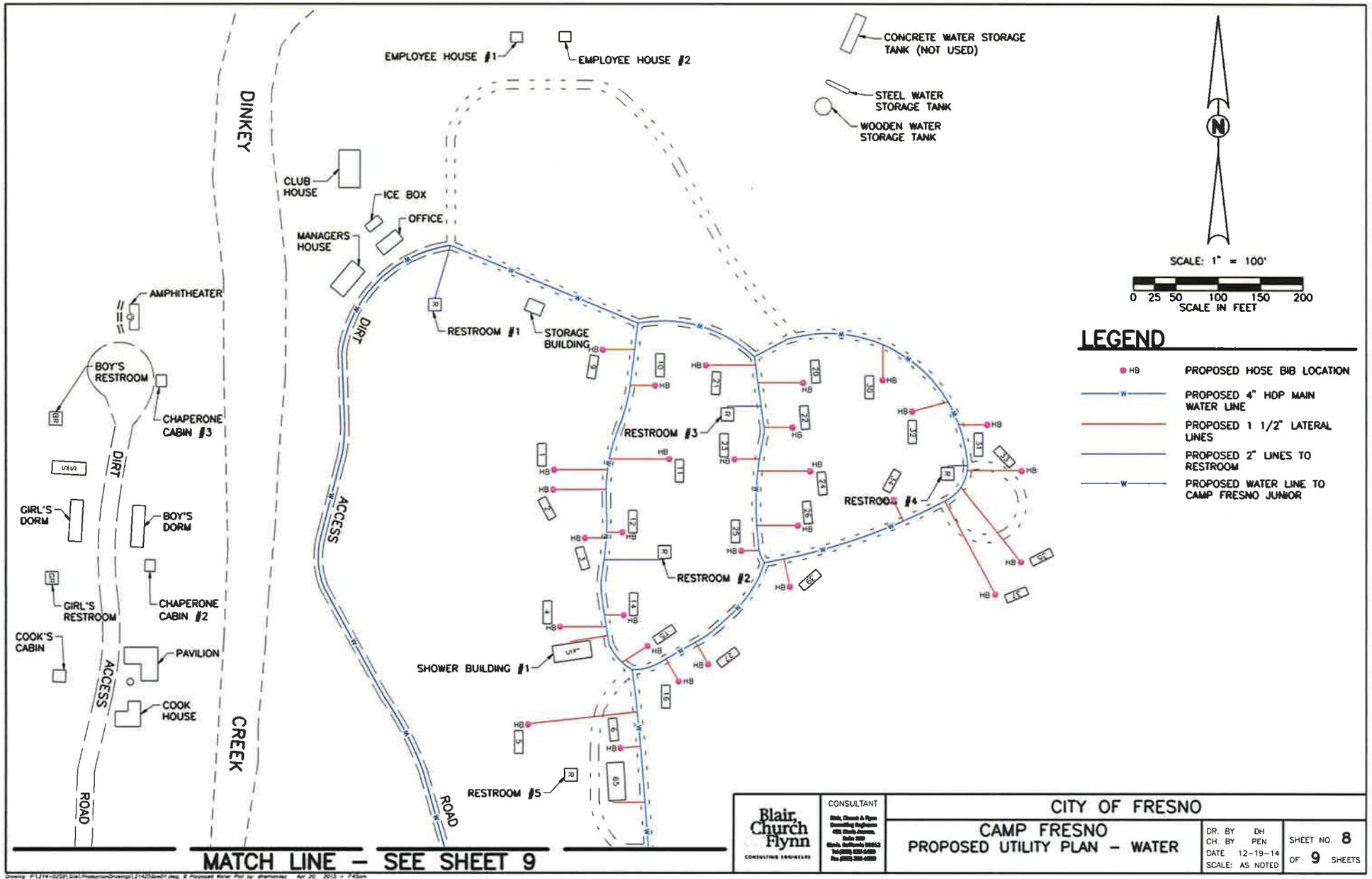
MATCH LINE - SEE SHEET 6



LEGEND

- CO PROPOSED SEWER CLEANOUTS
- ⊙ PROPOSED SEWER MANHOLES
- PS PROPOSED SEPTIC TANKS
- PROPOSED 3" LATERAL LINES
- PROPOSED 4" MAIN SEWER LINE

Blair Church Flynn CONSULTING ENGINEERS	CONSULTANT	CITY OF FRESNO	
	<small>Blair, Church & Flynn Consulting Engineers 481 North Fremont, Suite 200 Fresno, California 93740 Telephone: 282-6400 Fax: 282-6400</small>	CAMP FRESNO PROPOSED UTILITY PLAN - SEWER	
	DR. BY: DH	SHEET NO. 7	
	CH. BY: PEN	OF 9 SHEETS	
	DATE: 12-19-14		
	SCALE: AS NOTED		

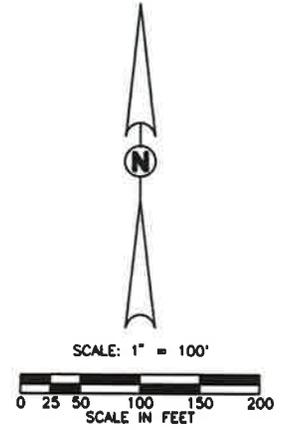
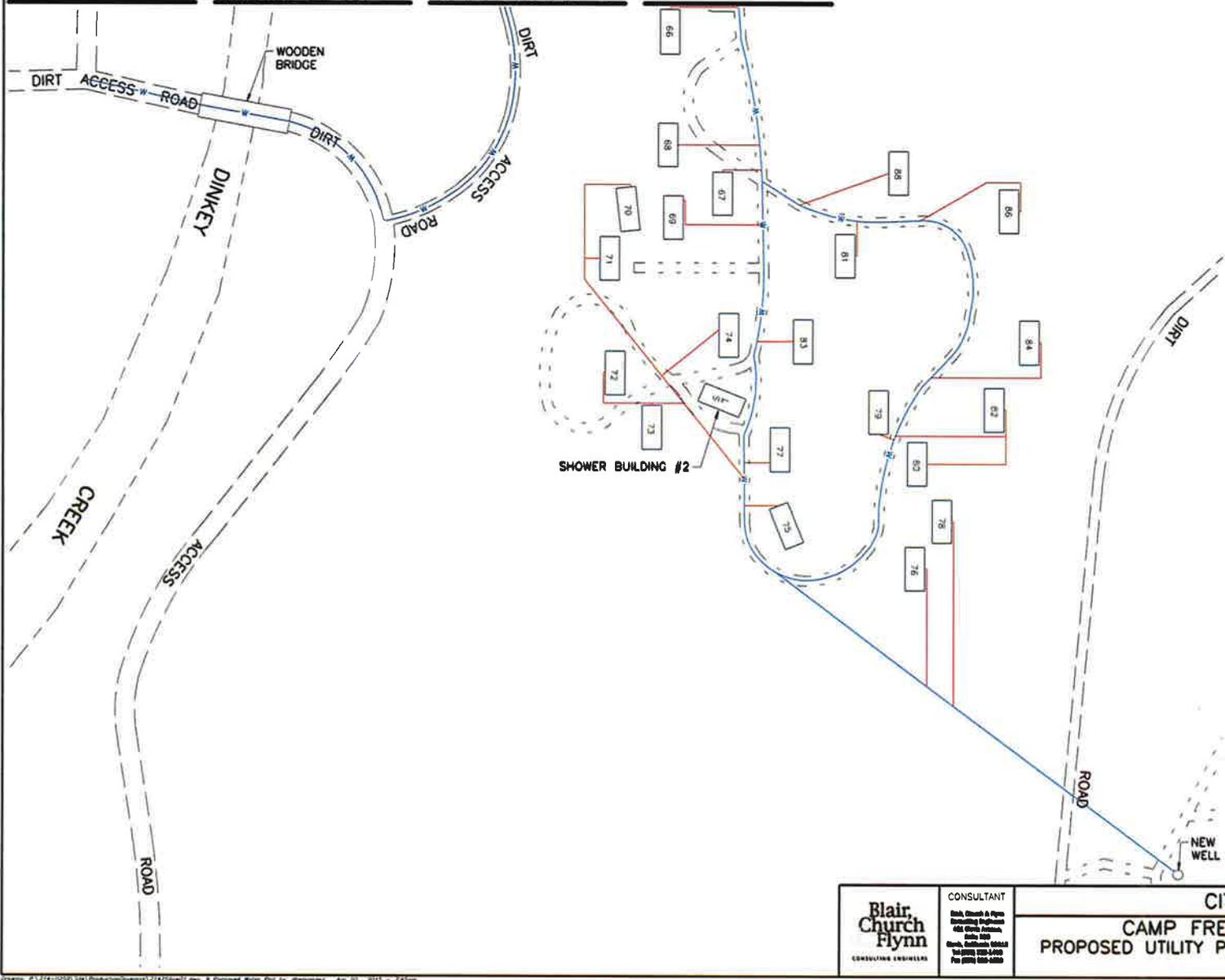


MATCH LINE - SEE SHEET 9

	CONSULTANT Blair Church Flynn Consulting Engineers 400 North Broadway Suite 200 Fresno, California 93703 Tel: (559) 239-4400 Fax: (559) 239-4800	CITY OF FRESNO CAMP FRESNO PROPOSED UTILITY PLAN - WATER		DR. BY DH CH. BY PEN DATE 12-19-14 SCALE: AS NOTED	SHEET NO. 8 OF 9 SHEETS
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Drawing: P:\14-0029\01\01\Projects\Drawings\141425\DWG.dwg, 8 Proposed Water Plan for Camp Fresno - Apr 20, 2015 - 7:45am

MATCH LINE - SEE SHEET 8



- LEGEND**
- HB PROPOSED HOSE BIB LOCATION
 - W — PROPOSED 4" MOP MAIN WATER LINE
 - PROPOSED 1 1/2" LATERAL LINES
 - PROPOSED 2" LINES TO RESTROOM
 - W — PROPOSED WATER LINE TO CAMP FRESNO JUNIOR

	CONSULTANT Blair Church Flynn Consulting Engineers 4880 Olive Avenue Suite 200 Fresno, California 93726 Tel: (559) 233-5400 Fax: (559) 233-5400	CITY OF FRESNO	
		CAMP FRESNO PROPOSED UTILITY PLAN - WATER	
DR. BY DH CH. BY PEN	DATE 12-19-14 SCALE: AS NOTED	SHEET NO. 9 OF 9 SHEETS	

Drawing: P:\214-10250\116\Production\Drawings\21410250.dwg, 9 Proposed Water Plan by: dthompson, Apr 20, 2015 - 7:45pm



Blair,
Church
& Flynn
CONSULTING ENGINEERS

451 Clovis Ave, Suites 200
Clovis, CA 93612
559.326.1400