

FACILITY CONDITION ASSESSMENT

City of Mobile

NTP-PL220-16

Facility No: 541

Copeland-Cox Tennis Center

851 Gaillard Drive

Mobile, Alabama 36608



Project No. PC60828394 - 541

Facility Assessment – Consultative Solutions
www.cbre.com/assessment

CBRE

Facility Condition Assessment

City of Mobile

Prepared For:

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Location:

Facility No: 541
6,700 SFG, Two Building, 60-Court Public Tennis Facility
851 Gaillard Drive
Mobile Alabama

Prepared By:

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CBRE Project No.: PC60828394 - 541

Property Reconnaissance Date: April 11, 2017

Report Date: October 17, 2017

THIS REPORT IS THE PROPERTY OF CBRE ACS AND THE CITY OF MOBILE (THE CLIENT) AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT, AND WITHIN THIS REPORT. THERE SHALL BE NO THIRD PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

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SALIENT ASSIGNMENT INFORMATION	
Project No.:	PC60828394 - 541
Property Name:	Copeland-Cox Tennis Center
Property Address:	851 Gaillard Drive
City, State, and Zip:	Mobile, Alabama 36608
Primary Use:	Public Tennis Court
Building Age:	Pro Shop/ Clubhouse: 1965 (52 years old, renovated 1995) East Administration Building: 1999 (18 years old, renovated 2015)
Reported Occupancy:	100% Occupied
POC/Escorted By:	Scott Novak was our POC. He was available for the entire walkthrough survey.
Field Observer:	Lisa A. Tippin
Date of Site Visit:	April 11, 2017
Weather:	85 to 90 degrees F; Partly Cloudy Skies
Number of Buildings:	Two, plus several ancillary structures
Reported Building Size:	COM Provided: Pro Shop/Clubhouse-4,000 SF <u>East Administration Building-2,700 SF</u> 6,700 (combined)
Number of Stories:	One

EXECUTIVE SUMMARY

PURPOSE

The City of Mobile, (The “Client”) contracted with CBRE | Assessment Consulting Services, to conduct a Facility Condition Assessment (FCA) for the purposes of rendering an opinion of the Subject’s general physical condition as of the day of our site visit, in accordance with the scope and terms of our agreement with the Client and to prepare an FCA. An FCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and/or the performance of the Subject property’s building systems. This was a “walkthrough” survey. It was not the intent of this survey to be technically exhaustive, nor to identify every existing physical deficiency. Preparation of this FCA is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or systems failure and to reduce the potential that such component or system may not be initially observed. There may be physical deficiencies that were not easily accessible for discovery, readily visible, or which could have been inadvertently overlooked. The results of our observations, together with the information gleaned from our research and interviews, were extrapolated to form both the general opinions of the Subject’s physical condition and the Short Term Costs to remedy the physical deficiencies. This FCA must be used in its entirety, which is inclusive by reference to the agreement and limiting conditions under which it was prepared.

AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act of 1990 (ADA) is a Federal law that became effective on January 26, 1992, this act was amended by the ADA Amendments Act of 2008 (ADAAA). As defined under Title III of the ADA, existing facilities considered to be “public accommodations” must take steps to remove architectural and communication barriers that are deemed “readily achievable” under the retroactive requirements. The term “readily achievable” is somewhat subjective. New case law is always developing as to its interpretation. Our walk-through survey for ADA general compliance included only a limited scope visual review with respect to the Subject’s compliance with Title III of the ADA in compliance with the ASTM guideline presented in ASTM E 2018-15. CBRE did not take any measurements or counts as part of this survey. The scope of our survey was limited to the determination of general compliance with physical attributes of the property, which affect exterior access to the building: accessible exterior route, accessible parking, entrances, etc. While some of CBRE’s comments regard the reported or observed accessibility of common area interior spaces, such as toilet facilities, we did not specifically evaluate each and every area as part of our walk-through survey; only representative observations were conducted. The decision as to which actions are to be undertaken as “readily achievable” is to be determined by building ownership in consultation with its accountants, attorneys, and design/construction professionals.

Based on conducting a limited scope visual survey, we did observe barriers. Costs are included in the Opinions of ADA Cost schedule.

GENERAL DESCRIPTION

The Copeland-Cox Tennis Center is located on the western side of Lagan Municipal Park. The complex started with 8 courts in 1958, and has expanded since then to 60 courts. There are two main administrative buildings on site. The oldest is located on the west side of Gaillard Drive and was completed in 1965 (52 years old). Renovations have occurred in 1995 and since. It is approximately 4,000 SF in area and houses a small pro shop, concession area, men’s and women’s locker rooms, offices, storage and other support spaces. A back porch overlooks the 34 courts on the west side of Gaillard Drive. The second building is located east of Gaillard Drive, across from the pro shop/clubhouse. The age of this structure appears to be 1999 based on a plaque installed on the exterior wall, and it appears to have been significantly renovated in 2015. This building has offices, a conference area, storage, ice room and toilets. There are bleachers, perimeter fencing at the courts and other small temporary storage buildings that are associated with the complex.

The main access is from Gaillard Drive, which bisects the complex roughly in half. Each half has a parking lot with two access points from Gaillard Drive. There are also parallel parking spaces directly in front of the west building.

PHYSICAL CONDITION

The Subject is considered to be in good condition with respect to the structural components and mechanical systems. Overall, the Subject exhibits normal and expected wear and tear equal to its age. There is no evidence of any apparent, major structural or mechanical distress noted to be prevalent throughout the complex. Note that CBRE's observations do not preclude the Subject from having system or component specific physical deficiencies, deficiencies that may be costly to remedy, or that deficiencies that may require further study.

It was reported that the tennis center will host 28 tournaments in 2017. Refer to the exhibits for the back-up information provided. Because the complex was first developed for the original eight courts, the existing facilities are considered to be undersized, inadequate, and aged to sufficiently support 60 courts. Replacement and expansion of the support buildings should be considered, but recommendations and estimated costs are outside the scope of this survey. The USTA has developed a master plan for the facility that would cost about \$18.4 million; a copy of this information is also located in the exhibits. Work would include new clay courts and refurbished courts on the west side of the complex. It was also indicated that if they were to add the 18 clay courts, the center could increase the number of tournaments and player participation, thus increasing the impact to the economy. While this is a community resource, the facility has grown to serve more than the municipality for which it was designed; it has become as much of an attraction to people outside the city of Mobile through the hosting of these tournaments.

The city has budgeted more than \$250,000 over the past few fiscal years to address court and erosion issues and to add lighting. It appears that these funds might be better spent on a feasibility study and master plan, rather than repairing a 62-year old facility. This Report only addresses the existing physical deficiencies observed, including accessibility issues, and is not able to provide a complete analysis of the underlying issues related to potential expansion.

It is our opinion that the Subject can be used for its intended purposes, provided that; the recommended repairs identified within this report are completed; physical improvements receive continuing maintenance; and the various components and/or systems are replaced or repaired in a timely basis as needed. Costs to perform the repairs and replacements described within this Report are for budgetary purposes, and may change as after the scope of the work is further defined, detailed drawings and contract documents are prepared, and bids from qualified contractors are solicited.

MOISTURE INFILTRATION ISSUES

Based on representative observations, CBRE did not observe significant visual indications of moisture infiltration issues, the presence of microbial growth, or conditions that tend to promote such growth. No current or past moisture infiltration-related issues were reported by property management.

This assessment does not constitute a preliminary or comprehensive mold survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

ACM SURVEY AND ABATEMENT

Based on the age of the building and the materials installed it is possible asbestos containing materials (ACM) may be located throughout the facility. In no way has the CBRE field observer conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems and finishes, therefore, testing will be required as part of any alteration work and proper filing, with all municipalities having jurisdiction, is recommended.

LEAD PAINT TESTING

Based on the age of the building it is possible that lead based paint may be located throughout the facility. In no way has the CBRE field observer conducted a lead survey or visibly identified there is lead based paint within the

building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection is required by OSHA. All lead containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste, and underground storage tanks holding petroleum products or certain chemicals.

SUMMARY, COST, ADA AND RESERVE SCHEDULES

Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

Good - Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.

Fair - Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, and workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.

Satisfactory - Component or system is performing adequately at this time but exhibits normal wear and tear expected for: the specific type of material, component, or equipment; the Subject's use; and exposure to the elements for the given locale, if applicable. Other than routine preventive maintenance, no repairs or improvements are required at this time.

Poor - Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. *The Buildings observed in poor condition should be monitored by, annual or bi-annual inspection, should not all of the deficiencies identified be addressed in that same time interval.*

Acceptable - Component or system is basically performing its original function in consideration of its age, overall quality of the asset, and any inherent design and/or construction defects. Such inherent defects coupled with normal wear and tear do not warrant the component to be classified as either in good or fair condition.

Serviceable - Component or system can accommodate either repairs or an increased level of proactive preventive maintenance so as to either realize or extend its RUL.

Physical Deficiencies - Defined by the ASTM as ". . . conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property."

No Further Action Required - Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

Summary Table of Costs

Project Number:	PC60828394 - 541
Project Name:	Copeland Cox Tennis Center
Location:	851 Gaillard Drive, Mobile, AL 36608
Description:	6,700 SFG, Two Building, 60-Court Public Tennis Court Facility
Date:	October 17, 2017

SECTION NO.	DESCRIPTION	OPINIONS OF COST	
		SHORT TERM	UNINFLATED RESERVES
3.1	Site	\$50,551	\$32,200
3.2	Structural System	\$0	\$0
3.3	Exteriors	\$1,050	\$8,900
3.4	Roofing	\$0	\$5,000
3.5	Interiors	\$0	\$143,500
3.6	Plumbing Systems	\$0	\$2,400
3.7	Heating, Ventilation & Air Conditioning	\$0	\$28,500
3.8	Electrical System	\$435,000	\$0
3.9	Fire Protection and Life Safety	\$0	\$0
3.10	Garages and Carports	\$0	\$0
3.11	Elevators	\$0	\$0
TOTAL		\$486,601	\$220,500

SECTION NO.	DESCRIPTION	OPINIONS OF ADA COST
4.5	ADA Modifications	\$88,500
TOTAL		\$88,500

CAPITAL RESERVE SCHEDULE	TOTALS
Aggregate Reserves (Uninflated)	\$220,500
Aggregate Reserves (Inflated)	\$251,199
Uninflated Reserve/SFG/Year	\$3.29
Inflated Reserve/SFG/Year	\$3.75

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 541
Project Name:	Copeland Cox Tennis Center
Location:	851 Gaillard Drive, Mobile, AL 36608
Description:	Facility
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST SHORT TERM	Deficiency Photo
		SITE					
1		Apply 1 1/2" Overlay to Asphalt Pavement The west parking lot is encumbered by large cracking areas, indicating that the pavement is allowing water to penetrate the sub-base, potentially undermining the pavement. Paved areas should be properly patched, prepped and re-surfaced with a new application of 1 1/2" asphalt.	18,000	SF	\$2.50	\$45,000	
2		Replace Deteriorated & Settled Sections of Asphalt Pavement Paved parking areas on the east side have a few small areas of potholes, particularly at the main drive aisle. Patch all potholes at this time.	2	MD	\$350.00	\$700	
3		Striping, 4" Wide - Layout and Application The parking stalls, handicapped parking markings and driveway directional arrows were noted to be faded and worn. All affected areas should be re-striped to improve curb appeal. The west side will be done as part of the overlay. Restripe the east side at this time.	39	EA	\$9.00	\$351	
4		Repair Bleachers and Metal Canopy The bleachers and associated metal shade structure are exhibiting deterioration, flaking paint and rust. Scrape, prime and repaint all affected areas at this time.	3,000	SF	\$1.50	\$4,500	
5		Erosion Control/ Repair Courts ^ The northern courts on the west side are exhibiting cracking and deterioration. Some repairs have been made, but roughly \$60,000 in erosion control and repair to the court surface is budgeted. Continuation of this work is recommended if a further feasibility study is not warranted.	1	LS	\$60,000.00	^ \$0	
		Subtotal Site				\$50,551	
	3.2	STRUCTURAL SYSTEM					
		No Items				\$0	
		Subtotal Structural System				\$0	
	3.3	EXTERIORS					
6	3.3	Repaint Exterior Doors The exterior doors on the east side were noted to have faded painted and minor areas of rust. Wire brush and prime all doors. Repaint every 8 years or so.	3	MD	\$350.00	\$1,050	
		Subtotal Exteriors				\$1,050	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number: PC60828394 - 541
 Project Name: Copeland Cox Tennis Center
 Location: 851 Gaillard Drive, Mobile, AL 36608
 Description: Facility
 Date: October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST SHORT TERM	Deficiency Photo
	3.4	ROOFING					
		No Items				\$0	
		Subtotal Roofing				\$0	
	3.5	INTERIORS					
		No Items				\$0	
		Subtotal Interiors				\$0	
	3.6	PLUMBING SYSTEMS					
		No Items				\$0	
		Subtotal Plumbing Systems				\$0	
	3.7	HEATING, VENTILATION & AIR CONDITIONING					
		No Items				\$0	
		Subtotal Heating, Ventilation & Air Conditioning				\$0	
	3.8	ELECTRICAL SYSTEM					
7		Provide new Electrical Feed (2000amp Service) to East Side The east side of the complex has no more expansion capacity. Provide additional services to fulfill the needs of the facility.	1	ALLOW	\$20,000.00	\$20,000	
8		Provide Electrical Improvements to West Side The electrical service, including the switchgear, distribution panel and wiring on the west side of the complex has reached its EUL. Improvements are needed at this time and replacement will be necessary over the reserve term.	1	ALLOW	\$15,000.00	\$15,000	
9		Rebuild East Tennis Court Electrical The East Tennis Court electrical service needs to be rebuilt and all lights replaced. The city has estimated more than \$350,000 for this work.	1	ALLOW	\$400,000.00	\$400,000	
		Subtotal Electrical System				\$435,000	0
	3.9	FIRE PROTECTION AND LIFE SAFETY					
		No Items				\$0	
		Subtotal Fire Protection and Life Safety				\$0	
	3.10	GARAGES AND CARPORTS					
		No Items				\$0	
		Subtotal Garages and Carports				\$0	
	3.11	ELEVATORS					
		No Items				\$0	
		Subtotal Elevators				\$0	
Total						\$486,601	

* - COST OMITTED: Work can be completed in-house or by an outside contractor at minimal cost.
 ** - COST OMITTED: Recommendation only.
 *** - COST OMITTED: Tenant responsibility.
 ^ - COST OMITTED: Work already budgeted as part of Capital Program

Opinions of ADA Modifications

Project Number:	PC60828394 - 541
Project Name:	Copeland Cox Tennis Center
Location:	851 Gaillard Drive, Mobile, AL 36608
Description:	6,700 SFG, Two Building, 60-Court Public Tennis Court Facility
Date:	October 17, 2017

NO.	SECTION NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF ADA COST	Deficiency Photo
	4.5	ADA MODIFICATIONS					
1		Provide ADA Parking Spaces The Subject does not have a Van accessible parking space. According to ADAAG, each accessible parking stall should be marked with both pavement striping and international symbol and a posted sign mounted directly in front of the stall. All colors should be contrasting.	2	EA	\$250.00	\$500	
2		Install Compliant Walkway to Building Entrance The Subject has a set of concrete steps to access the main entrance. At this time we recommend installing a concrete ramp or walkway, a minimum of 36" wide and a maximum slope of 1:12 be installed to provide access from the new ADA parking space to the front building entrance.	2,000	SF	\$20.00	\$40,000	
3		Accessible Path to Grandstand and Courts The Grandstand area and courts are not accessible because of steps rather than ramps throughout the site. Modify existing areas to provide accessibility.	1	ALLOW	\$12,000.00	\$12,000	
4		Create Accessible Toilet The Subject's toilet and locker rooms presently do not meet the minimum ADA requirements including access, fixture configuration and clearances. At this time we recommend the existing toilet rooms (both men's and women's) be reconfigured to allow access by persons with disabilities with at least one toilet stall, one shower stall and the sink/ vanity area accessible.	2	ALLOW	\$15,000.00	\$30,000	
5		Ensure Pro Shop is Accessible The counter height and access aisles are not compliant. Provide a lower counter height and ensure there is sufficient clearance at the merchandise aisles. Ensure an accessible changing room is available.	1	ALLOW	\$6,000.00	\$6,000	
		Subtotal ADA Modifications				\$88,500	
				Total		\$88,500	

* - COST OMITTED: Work can be completed in-house or by an outside contractor at minimal cost.

** - COST OMITTED: Recommendation only.

*** - COST OMITTED: Tenant responsibility.

^ - COST OMITTED: Work already budgeted as part of Capital Program

Capital Reserve Schedule

Project Number:	PC60828394 - 541
Project Name:	Copeland Cox Tennis Center
Location:	851 Gaillard Drive, Mobile AL 36608
Description:	6,700 SFG, Two Building, 60-Court Public Tennis Court Facility
Date:	October 17, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	52
No. of Buildings:	2
SFG:	6,700

COMPONENT OR SYSTEM	AVG EUL (Yr)	EFF AGE (Yr)	RUL (Yr)	QUANTITY	UNIT	UNIT COST (\$)	CYCLE REPLMNT COST	PROBABLE REPLACEMENT DATES & ESTIMATED EXPENDITURES (\$)										Total Reserve Item
								2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
								1	2	3	4	5	6	7	8	9	10	
SITE																		
Pavement and Curbing - Allowance	4	1	3	32,200	SF	0.50	16,100	0	0	16,100	0	0	0	16,100	0	0	0	32,200
STRUCTURAL SYSTEM																		
No Items	1	0	1		SF	0.00		0	0	0	0	0	0	0	0	0	0	0
EXTERIORS																		
Brick/CMU Pointing (10%)	10	6	4	300	SF	8.00	2,400	0	0	0	2,400	0	0	0	0	0	0	2,400
Replace Perimeter Joint Sealants	7	5	2	500	LF	5.00	2,500	0	2,500	0	0	0	0	0	0	2,500	0	5,000
Re-Paint Exterior Sidewall Surfaces	10	4	6	1,000	SF	1.50	1,500	0	0	0	0	0	1,500	0	0	0	0	1,500
ROOFING																		
Asphalt Shingle-Remove & Replace (west)	30	12	18	4,000	SF	3.00	12,000	0	0	0	0	0	0	0	0	0	0	0
Asphalt Shingle-Remove & Replace (east)	30	18	12	2,700	SF	1.50	4,050	0	0	0	0	0	0	0	0	0	0	0
Annual Roof Maintenance	1	0	1	1	LS	500.00	500	500	500	500	500	500	500	500	500	500	500	5,000
INTERIORS																		
Upgrade Club House Finishes	10	0	10	1,200	SF	35.00	42,000	0	0	0	0	0	0	0	0	0	42,000	42,000
Upgrade Toilet Room Fixtures/Finishes	10	6	4	1,200	SF	70.00	84,000	0	0	0	84,000	0	0	0	0	0	0	84,000
Upgrade Office Area Finishes	10	0	10	500	SF	35.00	17,500	0	0	0	0	0	0	0	0	0	17,500	17,500
PLUMBING SYSTEMS																		
Replace Individual Tank Type DWHs, Residential Grade (East Side)	12	3	9	1	EA	1,200.00	1,200	0	0	0	0	0	0	0	0	1,200	0	1,200
Replace Individual Tank Type DWHs, Residential Grade (West Side)	12	11	1	1	EA	1,200.00	1,200	1,200	0	0	0	0	0	0	0	0	0	1,200
HEATING, VENTILATION & AIR CONDITIONING																		
Replace Split Systems, Residential (3 or 4 Tons - Four Units)	20	15	5	13	TON	2,000.00	26,000	0	0	0	0	6,500	6,500	6,500	6,500	0	0	26,000
Replace Heating Only Unit at Toilet Rooms (east building)	25	18	7	1	EA	2,500.00	2,500	0	0	0	0	0	0	2,500	0	0	0	2,500

Capital Reserve Schedule

Project Number:	PC60828394 - 541	Reserve Term:	10
Project Name:	Copeland Cox Tennis Center	Inflation Rate (%):	2.50%
Location:	851 Gaillard Drive, Mobile AL 36608	Building Age:	52
Description:	6,700 SFG, Two Building, 60-Court Public Tennis Court Facility	No. of Buildings:	2
Date:	October 17, 2017	SFG:	6,700

COMPONENT OR SYSTEM	AVG EUL (Yr)	EFF AGE (Yr)	RUL (Yr)	QUANTITY	UNIT	UNIT COST (\$)	CYCLE REPLMNT COST	PROBABLE REPLACEMENT DATES & ESTIMATED EXPENDITURES (\$)										Total Reserve Item
								2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
								1	2	3	4	5	6	7	8	9	10	
ELECTRICAL SYSTEM																		
Upgrade Electrical Service (2,000-amp) - East Building	45	2	43	1	EA	7,000.00	7,000	0	0	0	0	0	0	0	0	0	0	0
Upgrade Electrical Service (2,000-amp) - West Building	45	22	23	1	EA	15,000.00	15,000	0	0	0	0	0	0	0	0	0	0	0
FIRE PROTECTION AND LIFE SAFETY																		
No Items	1	0	1			0.00		0	0	0	0	0	0	0	0	0	0	0
AVG EUL: Average Expected Useful Life EFF AGE: Effective Age RUL: Remaining Useful Life * - COST OMITTED: Work can be completed in-house or by an outside contractor at minimal cost. ** - COST OMITTED: Recommendation only. *** - COST OMITTED: Tenant responsibility. ^ - COST OMITTED: Work already budgeted as part of Capital Program	ANNUAL REQUIREMENTS (UNINFLATED)							\$1,700	\$3,000	\$16,600	\$86,900	\$7,000	\$8,500	\$25,600	\$7,000	\$4,200	\$60,000	\$220,500
	INFLATION RATE FACTOR @ 2.50 %							1	1.0250	1.0506	1.0769	1.1038	1.1314	1.1597	1.1887	1.2184	1.2489	
	ANNUAL REQUIREMENTS (INFLATED)							\$1,700	\$3,075	\$17,440	\$93,582	\$7,727	\$9,617	\$29,688	\$8,321	\$5,117	\$74,932	\$251,199
	UNINFLATED RESERVE/SFG/YEAR							\$3.29										
	INFLATED RESERVE/SFG/YEAR							\$3.75										

BUILDING AND SITE DESCRIPTION

TOPOGRAPHY & DRAINAGE

The building pads are generally flat but have been graded for drainage with gentle slopes outward from the building. Finished grade elevations on the building pad perimeter are even with the adjacent parcels, though there is a moderate slope on the site from the high end on the north to the south and to the river bed farther to the southeast. The ground floor elevations are at, or, slightly above the finished grade and pavement which generally follows the natural contours of the topography. Storm water drains via sheet-flow to the river beds and dry creek areas on the north and west. The west building is substantially higher than the other structure with a set of concrete steps to access the main entrance.

PAVEMENT, CURBING, LIGHTING, SIDEWALKS, FLATWORK, PARKING & LANDSCAPING

On-site parking areas are paved with asphalt and provide approximate 81 parking spaces, including 3 accessible spaces. Curbing is cast in place concrete. Site lighting is provided by pole mounted light fixtures at parking areas and building-mounted fixtures. The courts also have lighting, most of it recently installed or upgraded. Sidewalks are concrete-paved at the public access points. The site is landscaped with trees, shrubs, and grass covered yards. Chain link fencing is provided around the tennis courts and a wood sign is located along Gaillard Drive.

SUBSTRUCTURE AND SUPERSTRUCTURE

Within the authorized scope of this survey, absolute determination of the foundation and structural framing systems was not possible. CBRE had no access to certified as-built drawings, and did not perform destructive testing or invasive observations. Our non-invasive observations follow.

Construction consists of a substructure of conventional spread footings and cast-in-place foundation walls with a SOG. The superstructure of both buildings is of conventional wood framing including stud wall framing, floor joists, roof joists and wood decking supported by load bearing CMU walls. There are no basement or cellar levels in either structure.

EXTERIOR WALLS, DOORS, WINDOWS AND ROOFING

The facade system at both buildings consist of red brick veneer. There is a covered porch in the west side of the club house that is supported by painted wood columns. The floor covering is indoor/outdoor carpeting. Windows and doors appear to be replacement aluminum and glass systems with insulated, fixed glazing. Service doors are painted metal. The roofs are wood framed with wood decking and asphalt shingles. We were provided with documents that indicated that the City Maintenance department replaced the roof of the west building in 2005 and is 12 years old. The roof of the administration building is of unreported age but in good to fair condition. The roofs are drained by gutters and downspouts.

INTERIORS

The buildings are primarily used as clubhouse, meeting and retail space. The west building has VCT, painted walls and 2x4 ACT on exposed grid and recessed lighting at the offices, concession stand and club house area. The pro shop is located on the south side of the building and has carpeting, 2x4 ACT ceilings and painted walls, mostly obscured by shelving. There is a men's and women's toilet room, each connected to a locker. The toilet and locker rooms have mosaic ceramic tile flooring, painted walls and metal lockers and partitions.

The east building has similar finishes at the offices and storage areas with VCT, painted walls and ACT ceilings. The two toilet rooms are accessed from the exterior to serve the tennis court area. The walls are covered with 4x4 ceramic subway tile up to 4' with paint above. The ceiling systems are also painted. Wall mounted porcelain sinks with metal framed mirrors are provided opposite the stalls. Prefinished metal partitions are provided and accessible stalls were designated in each toilet room.

SUPPLY PIPING, WASTE PIPING AND DOMESTIC HOT WATER

Domestic water is provided by a 1" copper service line with meter. Domestic water is provided by the Mobile Area Water and Sewer Service (MAWSS). Sanitary sewer is provided by MAWSS and a majority of the piping is below slab and is not visible.

Domestic hot water is generated by DWHs, one at each building. The unit at the west building was not observable due to a locked door. The natural gas-fired DWH at the east building was manufactured by A.O. Smith in 2016 and has a 40-gallon capacity. A list of the equipment observed is located in the exhibits.

HEATING, COOLING AND VENTILATION

Air conditioning and heating is provided by four split-systems with condensers located outside the buildings on concrete pads. There is also a Reznor natural gas-fired heater for the exterior toilet rooms. A listing of the equipment observed is provided in the exhibits.

ELECTRICAL SERVICE, METERING, DISTRIBUTION AND EMERGENCY POWER

Electrical power is provided Alabama Power. The main switchgear provides 600-amp, 120/208-volt, 3-Phase power to each building and enters the site underground. Distribution panels are provided and are rated at 100-amp, 208Y/120-volts. There is no emergency generator provided at the site. Additional power is required for the court lighting; this power is provided by a separate electrical service. It was reported by the site contact and maintenance staff that there is no expansion capacity on the western courts. A new service is recommended and included over the reserve term. Additionally, it was noted that the switchgear, panels and wiring have reached their EUL on the east building. This is not unexpected for a building that is 62 years old.

FIRE SPRINKLER, STANDPIPES, EMERGENCY EGRESS AND FIRE ALARMS

Neither building is provided with a fire sprinkler system. Instead fire extinguishers with current inspection tags are provided throughout the common areas. Smoke detectors that are remotely alarmed and a security panel provide additional monitoring.

ELEVATORS

Vertical transportation is not provided.

ACRONYMS AND DEFINITIONS

This FCA uses various acronyms and abbreviations to describe site, building, or system components. Not all acronyms or abbreviations are applicable to every FCA. Refer to the definitions below.

Acronym	Definition	Acronym	Definition
ABA	Architectural Barriers Act		
ABS	Acrylonitrile Butadiene Styrene	HVAC	Heating, Ventilating and Air Conditioning
ACM	Asbestos Containing Material	IAQ	Indoor Air Quality
ADA	Americans with Disabilities Act	IBC	International Building Code
ADAAG	ADA Accessibility Guidelines	ICC	International Code Council
AHU	Air Handling Unit	LED	Light Emitting Diode
Amp	Ampere	LEED	Leadership in Energy and Environmental Design
ASTM	American Society for Testing and Materials	MAP	HUD Multifamily Accelerated Processing
ACT	Acoustical Ceiling Tile	MAU	Makeup Air Unit
AVG	Average	MBH	Thousands of British Thermal Units
BMS	Building Management System	MDP	Main Distribution Panel
BOMA	Building Owners and Managers Association	MEP	Mechanical, Electrical and Plumbing
BTU	British Thermal Unit	MRL	Machine Room-Less (Elevator)
BTUH	British Thermal Units per Hour	NFPA	National Fire Protection Association
BUR	Built-up Roofing	NLA	Net Leasable Area
CAV	Constant Air Volume	OSB	Oriented Strand Board
CBS	Concrete Block and Stucco	OS&Y	Outside Screw and Yoke
CMU	Concrete Masonry Unit	OWJ	Open Web Joist
CO	Certificate of Occupancy	PCA	Property Condition Assessment
CO	Change Order	PCR	Property Condition Report
CO/ALR	Copper to Aluminum, Revised	PML	Probable Maximum Loss
CPVC	Chlorinated Polyvinyl Chloride	PSI	Pounds per Square Inch
DWH	Domestic Water Heater	PTAC	Packaged Terminal Air Conditioner
DWV	Drainage, Waste and Vent	PVC	Polyvinyl Chloride
DX	Direct Expansion	RPZ	Reduced Pressure Zone
EFF	Effective	RTU	Rooftop Unit
EIFS	Exterior Insulation and Finish System	RUL	Remaining Useful Life
EMF	Electromagnetic Field	SEL	Scenario Expected Loss
EMS	Energy Management System	SF	Square Feet
EPDM	Ethylene Propylene Diene Monomer	SFG	Square Foot Gross
EUL	Expected Useful Life	SFR	Square Foot Rentable
FCU	Fan Coil Unit	SOG	Slab-on-Grade
FEMA	Federal Emergency Management Agency	STC	Sound Transmission Classification
FFHA	Federal Fair Housing Act	SUL	Scenario Upper Loss
FHA	Forced Hot Air	TPO	Thermoplastic Polyolefin
FHW	Forced Hot Water	UBC	Uniform Building Code
FIRM	Flood Insurance Rate Map	UFAS	Uniform Federal Accessibility Standards
FM	Factory Mutual	UL	Underwriters Laboratories
FOIA	Freedom of Information Act	V	Volt
FOIL	Freedom of Information Letter	VAV	Variable Air Volume
FRP	Fiber Reinforced Panel	VCT	Vinyl Composition Tile
FRT	Fire Retardant Treated	VWC	Vinyl Wall Covering
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	W	Watt
GFRC	Glass Fiber Reinforced Concrete		
GLA	Gross Leasable Area		
GPM	Gallons Per Minute		
GWB	Gypsum Wall Board		
HID	High Intensity Discharge		
HUD	U.S. Department of Housing and Urban Development		

EXHIBITS

EQUIPMENT LIST

Asset Name	Asset Location	Manufacturer	Model #	Serial #	Capacity	Year Manuf	Condition
EAST BUILDING							
SS-1	South side of bldg	Carrier Weathermaker	Not Legible	2898E2350	3 tons	1998	Fair
SS-2	South side of bldg	Carrier Weathermaker	Not Legible	Not Legible	3 tons	1998	Fair
HU-1	Mechanical Room	Reznor	NA	NA		1999	Good
DWH-1	Mechanical Room	A.O. Smith	GCR-40 400	100187988	40 gallons	2015	Good
WEST BUILDING							
SS-3	South side of bldg	Goodman	GSX130421BB	1301616877	4 tons	2001	Good/ Fair
SS-4	Not Legible	Not Legible	Not Legible	Not Legible	3 tons	2001	Good/ Fair
DWH-2	Not observed due to a locked dock						



1. Parking lots and roadways are asphalt-paved, and curbs are concrete.



2. There is an interconnected system of storm drain inlets that discharge into the municipal system.



3. Accessible parking spaces are located near the east tennis courts.



4. A wood sign is provided along Gaillard Drive.



5. Concrete sidewalks connect the tennis courts to the parking areas.



6. The administration building, which has a brick and chain link enclosure.



7. There are 60 tennis courts surrounded by chain link fencing. Most site lights were updated within the last two years.



8. The administrative area is one-story, and has brick veneer and aluminum-frame windows.



9. The roof is an asphalt shingle system.



10. The pro-shop and clubhouse is also a one-story building. Signage is mounted on the building.



11. The south wall of the pro-shop is also red brick. An asphalt shingle roof is also provided.



12. The administration area in the east building has office space, a large conference room and support spaces.



13. The pro shop has a variety of items for sale. Finishes include carpeting, painted walls and shelving systems at the walls.



14. Each building has multi-user toilet rooms.



15. A gas-fired domestic water heater serves each of the buildings.



16. Both buildings are heated and cooled by split systems.



17. A transformer and meter is provided on the east side of the east building.



18. Distribution panels are provided as needed throughout the facility.