

FACILITY CONDITION ASSESSMENT

City of Mobile

NTP-PL220-16

Facility No: 360

Traffic Engineering Office, Sign Shop,
Warehouse & Storage Buildings

852 & 853 Gayle Street

Mobile, Alabama 36604



Project No. PC60828394 - 360

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

CBRE

Facility Condition Assessment

City of Mobile

Prepared For:

J. Bradley Christensen
Director | Real Estate & Asset Management
205 Government Street, 5th Floor – South Tower
Mobile, Alabama 36602

Location:

Facility No: 360
Traffic Engineering Office, Sign Shop, Warehouse & Storage Buildings
852 & 853 Gayle Street
Mobile, Alabama 36604

Prepared By:

Facility Assessment – Consultative Solutions
70 West Red Oak Lane
White Plains, NY 10604

CBRE Contact:

Michael V. LaFalce Jr.
914-434-3888
Michael.lafalcejr@cbre.com

CBRE Project No.: PC60828394 - 360

Property Reconnaissance Date: May 3, 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.

TABLE OF CONTENTS

SALIENT ASSIGNMENT INFORMATION 1

EXECUTIVE SUMMARY 2

PURPOSE 2

GENERAL DESCRIPTION 2

AMERICANS WITH DISABILITIES ACT 2

PHYSICAL CONDITION 3

SUMMARY, COST, ADA AND RESERVE SCHEDULES 4

TOPOGRAPHY & DRAINAGE 13

PAVEMENT, CURBING, LIGHTING, SIDEWALKS, FLATWORK, PARKING & LANDSCAPING 13

SUBSTRUCTURE AND SUPERSTRUCTURE 13

EXTERIOR WALLS, DOORS, WINDOWS AND ROOFING 13

INTERIORS 13

SUPPLY PIPING, WASTE PIPING AND DOMESTIC HOT WATER 14

HEATING, COOLING AND VENTILATION 14

ELECTRICAL SERVICE, METERING, DISTRIBUTION AND EMERGENCY POWER 14

FIRE SPRINKLER, STANDPIPES, EMERGENCY EGRESS AND FIRE ALARMS 14

ELEVATORS 14

ACRONYMS AND DEFINITIONS 15

EXHIBITS 16

SALIENT ASSIGNMENT INFORMATION	
Project No.:	PC60828394 - 360
Property Name:	Traffic Engineering Office, Sign Shop, Warehouse & Storage Buildings
Property Address:	852 & 853 Gayle Street
City, State, and Zip:	Mobile, Alabama 36604
Primary Use:	Office, Shop and Warehouse
Building Age:	Built Circa 1970's; Over 45 Years Old
Reported Occupancy:	100% Occupied
POC/Escorted By:	Jennifer White and Doug Davis were our POCs and were available for the entire walkthrough survey.
Field Observer:	Mukhtar Musa
Date of Site Visit:	May 3, 2017
Weather:	70 to 80 degrees F; Clear Skies
Number of Buildings:	Four
Reported Building Size:	COM Provided: Office 3,500-SFG; Sign Shop 4,300-SFG; Vehicle Warehouse 3,000-SFG; Storage 800-SFG
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.

GENERAL DESCRIPTION

Traffic Engineering Department (the "Subject") is an over 45-year-old (completed circa 1970's), complex that includes four buildings utilized by the City of Mobile Traffic Engineering Department. The Subject includes the Office building, Sign Shop building, Vehicle Warehouse building, and Storage building. The Subject is bounded by the Public Works Department to the north, Gayle Street to the east, Electrical Department to the south, and wooded areas to the west.

All four building footprints are rectangular. The Office building covers the northeast side of the site while the Sign Shop, Vehicle Warehouse, Storage buildings are all located on the west side of the site. Access to the Office building is provided by two points along Gayle Street to the east. Access to the Sign Shop, Vehicle Storage and Storage buildings is provided via an access drive that is shared with the Electrical Department buildings to the east. Parking spaces are arranged on the east sides and west sides of the Office building and in front of the Sign Shop and Vehicle Warehouse buildings at the west side of the property.

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 have been included in the Opinions of ADA Modifications.

PHYSICAL CONDITION

The Subject is considered to be in fair condition with respect to the structural components and mechanical systems. Overall, the Subject exhibits normal and expected wear and tear equal to its age. 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.

The Subject appears it has received some preventive and routine maintenance over the years. There are deferred maintenance items and physical deficiencies that must be corrected in the short term. These items are listed under the Short Term Cost section of this report. In addition, budgeting for the repair or replacement of the major property components is also advised and included in the Capital Reserve Schedule.

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 visual indications of moisture infiltration issues, presence of microbial growth, or conditions that tend to promote such growth.

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 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 - 360
Project Name:	Traffic Engineering Office Bldg - Sign Shop - Warehouse & Storage
Location:	852 & 853 Gayle Street, Mobile, AL
Description:	Traffic Engineering Department Complex
Date:	October 17, 2017

SECTION NO.	DESCRIPTION	OPINIONS OF COST	
		SHORT TERM	UNINFLATED RESERVES
3.1	Site	\$1,875	\$84,000
3.2	Structural System	\$0	\$0
3.3	Exteriors	\$11,200	\$13,500
3.4	Roofing	\$80,000	\$90,500
3.5	Interiors	\$0	\$266,250
3.6	Plumbing Systems	\$11,350	\$3,700
3.7	Heating, Ventilation & Air Conditioning	\$0	\$23,000
3.8	Electrical System	\$5,000	\$10,000
3.9	Fire Protection and Life Safety	\$0	\$0
3.10	Garages and Carports	\$0	\$0
3.11	Elevators	\$0	\$0
TOTAL		\$109,425	\$490,950

SECTION NO.	DESCRIPTION	OPINIONS OF ADA COST
4.5	ADA Modifications	\$410
TOTAL		\$410

CAPITAL RESERVE SCHEDULE	TOTALS
Aggregate Reserves (Uninflated)	\$490,950
Aggregate Reserves (Inflated)	\$513,579
Uninflated Reserve/SFG/Year	\$4.23
Inflated Reserve/SFG/Year	\$4.43

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394
Project Name:	Storage
Location:	852 & 853 Gayle Street, Mobile, AL Traffic
Description:	Engineering Department Complex
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
	3.1	SITE					
1		Asphalt Pavement Crack Routing and Sealing The asphalt pavement is encumbered with isolated wide (1/4" or larger) cracks. Due to the age of the paving and the fact that the cracks are not widespread alligatoring type, a full overlay is not prudent at this time. These cracks will require individual attention so as to not allow stormwater infiltration into the sub-base. Repairs should include routing along the length of each crack and then sealing.	250	LF	\$7.50	\$1,875	
		Subtotal Site				\$1,875	
	3.2	STRUCTURAL SYSTEM					
		No Items Required				\$0	
		Subtotal Structural System				\$0	
	3.3	EXTERIORS					
2		Re-Paint Exterior Sidewall Surfaces The exterior sidewall finishes at all buildings is showing evidence of fading, peeling and flaking paint. All affected areas should be pressure washed/scraped, primed and repainted. This work should recur every 5 to 7 years.	7,000	SF	\$1.50	\$10,500	
3		Repoint Brick/CMU Façade Cracking The Vehicle Storage south CMU wall was noted to have several isolated step/vertical cracks. All cracks should be repointed with a matching mortar to prevent stormwater infiltration into the sidewall.	1	MD	\$350.00	\$350	
4		Paint Exterior Hollow Metal Doors Hollow metal doors and frames located at the Vehicle Storage building exhibit areas of rust, scratches, and surface mechanical damage. Wire brush and prepare all surfaces. Prime and apply 2-coats of Glidden Industrial Enamel #4550 or equal to all doors and frames.	1	MD	\$350.00	\$350	
		Subtotal Exteriors				\$11,200	
	3.4	ROOFING					
5		Replace Metal Panel Roof - Vehicle Warehouse & Storage Buildings The Vehicle Warehouse and Storage buildings metal roof system have exceeded their EUL and exhibits widespread loose panels, failed fastener grommets and rusting. All metal roofing should be removed and new standing seam metal roofing should be applied.	4,000	SF	\$20.00	\$80,000	
		Subtotal Roofing				\$80,000	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394
Project Name:	Storage
Location:	852 & 853 Gayle Street, Mobile, AL Traffic Engineering
Description:	Department Complex
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
	3.5	INTERIORS					
		No Items Required				\$0	
		Subtotal Interiors				\$0	
	3.6	PLUMBING SYSTEMS					
6		Paint Gas Lines The gas line exhibits rusting. Wire brush, prime and repaint gas lines at this time.	1	MD	\$350.00	\$350	
7		Plumbing System Assessment According to the City maintenance division, the plumbing systems at the buildings have aged and deteriorated. We recommend an MEP consultant be retained to inspect the plumbing system and determine proper repairs.	1	ALL	\$5,000.00	\$5,000	
8		Install Reduced Pressure Zone (RPZ) Valve It is unknown if a back-flow prevention device is provided to protect the municipal water system against inadvertent contamination. At this time we recommended a reduced pressure zone valve (RPZ) at the incoming water service be installed.	1	EA	\$6,000.00	\$6,000	
		Subtotal Plumbing Systems				\$11,350	
	3.7	HEATING, VENTILATION & AIR CONDITIONING					
		No Items Required				\$0	
		Subtotal Heating, Ventilation & Air Conditioning				\$0	
	3.8	ELECTRICAL SYSTEM					
9		Improve Exterior Site Lighting During our survey of the Subject's exterior spaces, especially at the rear buildings, light fixtures were noted to be damaged, old, the lenses are yellow, dated and are most likely original to the buildings construction. We recommend the installation of new high intensity discharge (HID) fixtures by surface mounted on the facades, over the entrances or generally as needed to improve visibility and security.	6	EA	\$500.00	\$3,000	
10		Infrared Survey, Commercial Scale No information was available as to when the last infrared survey was conducted of the electrical switchgear. A thermographic survey should be performed at this time to identify developing hot spots. These surveys should be conducted on a periodic basis going forward in accordance with best practices.	1	EA	\$2,000.00	\$2,000	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394
Project Name:	Storage
Location:	852 & 853 Gayle Street, Mobile, AL Traffic
Description:	Engineering Department Complex
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
11		LED Lighting Conversion ** Light fixtures throughout the building are dated and may be original to the building with older, energy inefficient lamping. The electrical department indicated a preference to go to all LED fixtures, but haven't yet made that change due to budget restrictions. Ownership may want to consider a lighting conversion project as the cost savings can be substantial with a short return on investment period. No cost is provided as this is considered a discretionary improvement.	10,800	SF	\$5.00	\$0**	
		Subtotal Electrical System				\$5,000	
	3.9	FIRE PROTECTION AND LIFE SAFETY					
		No Items Required				\$0	
		Subtotal Fire Protection and Life Safety				\$0	
	3.10	GARAGES AND CARPORTS					
		No Items Required				\$0	
		Subtotal Garages and Carports				\$0	
	3.11	ELEVATORS					
		No Items Required				\$0	
						\$0	
						\$0	
		Subtotal Elevators				\$0	
				Total		\$109,425	

* - 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
Project Name:	Traffic Engineering Office Bldg - Sign Shop - Warehouse & Storage
Location:	852 & 853 Gayle Street, Mobile, AL
Description:	Traffic Engineering Department Complex
Date:	October 17, 2017

NO.	SECTION NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF ADA COST	Deficiency Photo
	4.5	ADA MODIFICATIONS					
1		Install Handicap Van Parking Space There are no accessible parking spaces provided at the Subject. Install van accessible parking space.	1	EA	\$250.00	\$250	
2		Install Plumbing Drain Pipe Insulation At present, the common toilet room sinks have exposed, unprotected drain piping. Each drain pipe should be padded with wrapped insulation or foam type insulation to prevent accidental injury to wheelchair patrons.	4	EA	\$40.00	\$160	
						\$0	
		Subtotal ADA Modifications				\$410	
				Total		\$410	

* - 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
Project Name:	- 360 Traffic Engineering Office Bldg - Sign Shop - Warehouse & Storage
Location:	852 & 853 Gayle Street, Mobile AL
Description:	Traffic Engineering Department Complex
Date:	July 14, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	40
No. of Buildings:	4
SFG:	11,600

COMPONENT OR SYSTEM	AVG EUL (Yr)	EFF AGE (Yr)	RUL (Yr)	QUANT	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	0	4	24,000	SF	0.50	12,000	0	0	0	12,000	0	0	0	12,000	0	0	24,000
Apply 1 1/2" Overlay to Asphalt Pavement	12	10	2	24,000	SF	2.50	60,000	0	60,000	0	0	0	0	0	0	0	0	60,000
EXTERIORS																		
Re-Paint Exterior Sidewall Surfaces	10	0	10	7,000	SF	1.50	10,500	0	0	0	0	0	0	0	0	0	10,500	10,500
Replace Exterior Joint Sealants	7	5	2	300	LF	5.00	1,500	0	1,500	0	0	0	0	0	0	1,500	0	3,000
ROOFING																		
Annual Roof Maintenance	1	0	1	1	LS	500.00	500	500	500	500	500	500	500	500	500	500	500	5,000
Replace Metal Roof - Office Building	40	38	2	3,600	SF	20.00	72,000	0	72,000	0	0	0	0	0	0	0	0	72,000
Asphalt Shingle-Remove & Replace	20	17	3	4,500	SF	3.00	13,500	0	0	13,500	0	0	0	0	0	0	0	13,500
INTERIORS																		
Upgrade Toilet Room Fixtures/Finishes	10	9	1	250	SF	85.00	21,250	21,250	0	0	0	0	0	0	0	0	0	21,250
Upgrade Kitchen Finishes	10	9	1	200	SF	75.00	15,000	15,000	0	0	0	0	0	0	0	0	0	15,000
Upgrade Office Area Finishes	10	7	3	3,000	SF	35.00	105,000	0	0	105,000	0	0	0	0	0	0	0	105,000
Upgrade Warehouse/Storage Area Finishes	10	8	2	5,000	SF	25.00	125,000	0	125,000	0	0	0	0	0	0	0	0	125,000
PLUMBING SYSTEMS																		
Replace DWH	15	12	3	1	EA	1,200.00	1,200	0	0	1,200	0	0	0	0	0	0	0	1,200
Replace DWH	15	9	6	1	EA	2,500.00	2,500	0	0	0	0	0	2,500	0	0	0	0	2,500

Capital Reserve Schedule

Project Number:	PC60828394
Project Name:	- 360 Traffic Engineering Office Bldg - Sign Shop - Warehouse & Storage
Location:	852 & 853 Gayle Street, Mobile AL
Description:	Traffic Engineering Department Complex
Date:	July 14, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	40
No. of Buildings:	4
SFG:	11,600

Component or System	AVG EUL (Yr)	EFF AGE (Yr)	RUL (Yr)	Quant	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	
Heating, Ventilation & Air Conditioning																		
Replace AHU	25	16	9	5	TON	1,000.00	5,000	0	0	0	0	0	0	0	0	5,000	0	5,000
Replace Ceiling Hung Unit Heaters	20	19	1	4	EA	2,500.00	10,000	10,000	0	0	0	0	0	0	0	0	0	10,000
Replace Split System Condenser	20	16	4	4	TON	2,000.00	8,000	0	0	0	8,000	0	0	0	0	0	0	8,000
ELECTRICAL SYSTEM																		
Conduct Infra-Red Survey	2	0	2	1	EA	2,000.00	2,000	0	2,000	0	2,000	0	2,000	0	2,000	0	2,000	10,000
AVG EUL: Average Expected Useful Life	ANNUAL REQUIREMENTS (UNINFLATED)							\$46,750	\$261,000	\$120,200	\$22,500	\$500	\$5,000	\$500	\$14,500	\$7,000	\$13,000	\$490,950
	INFLATION RATE FACTOR @ 2.50 %							1	1.0250	1.0506	1.0769	1.1038	1.1314	1.1597	1.1887	1.2184	1.2489	
EFF AGE: Effective Age	ANNUAL REQUIREMENTS (INFLATED)							\$46,750	\$267,525	\$126,285	\$24,230	\$552	\$5,657	\$580	\$17,236	\$8,529	\$16,235	\$513,579
RUL: Remaining Useful Life	UNINFLATED RESERVE/SFG/YEAR							\$4.23										
* - COST OMITTED: Work can be completed in-house or by an outside contractor at	INFLATED RESERVE/SFG/YEAR							\$4.43										

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

** - COST OMITTED: Recommendation only.

*** - COST OMITTED: Tenant responsibility.

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

TOPOGRAPHY & DRAINAGE

The building pads are generally flat with minor variations in grade across the site. Finished grade elevations on the building pad perimeters are even with the adjacent parcels. The ground floor elevation for each building is at, or, slightly above the finished grade and pavement. Storm water drains to inlet drains connecting to the municipal system.

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

On-site parking areas and drives are paved with asphalt. There is one disabled accessible parking space provided in front of the Office building. Concrete curbs are provided on the pavement perimeters and at the property entrance aprons. Precast concrete wheel stops are provided at select parking spaces. Site lighting is provided by pole mounted and building-mounted fixtures. Sidewalks are concrete-paved and are provided at the front and rear of the Office building.

The site has limited landscaping. A chain-link fencing system is provided at the property perimeter.

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 at all buildings consists of a substructure of conventional concrete spread footings and a concrete SOG. The superstructure at the Office, Vehicle Warehouse and Storage buildings are of structural steel columns and beams supporting the metal roofs. The Superstructure at the Sign Shop is of conventional wood framing. There is no basement or cellar level at the Subject.

EXTERIOR WALLS, DOORS, WINDOWS AND ROOFING

The façade system at the buildings is of metal panels. The buildings are provided with metal framed windows with single pane glass. The main entrance at the office buildings consists of a storefront system. The other buildings are provided with hollow metal doors, overhead doors, or wood framed doors with panels.

The roof over the Office, Vehicle Warehouse, and Storage buildings are of a gable design and are finished with metal panel roofing system. The roof over the Sign Shop building is of a gable design and is finished with asphalt shingles. The office building roof is drained by a system of perimeter gutters and leaders. The Vehicle Warehouse, Sign Shop, and Storage building roofs are drained via sheet flow to building perimeters. Appurtenances include vent stack piping.

INTERIORS

The Office building is designed with offices, reception area, toilets, and a small kitchen. The interior finishes at the Office building consists of ceramic tile flooring, painted walls, and ACT ceiling system. The toilet room are finished with ceramic tile floors, painted walls and ACT ceilings. Fixtures include water closets, mirrors, grab bars, and floor mounted partitions.

The Sign Shop building is provided with a small office area at the east of the building, storage area at the center, and toilet rooms and kitchen at the west side of the building. The office space is finished with vinyl asbestos tiles, painted walls, and ACT ceiling system. The toilet rooms are finished with ceramic tile floors, painted walls and ceilings. Fixtures include water closets, mirrors, grab bars, and shower stall. The storage area is finished with concrete flooring, exposed metal sidewall system and framing.

The Vehicle Warehouse building is provided with five overhead doors along the east elevation. Interior finishes consist of concrete flooring, painted CMU walls at the north and south of the building, and exposed metal framing and sidewall system.

The Storage building is finished with concrete flooring, exposed sidewall, roof and framing system.

SUPPLY PIPING, WASTE PIPING AND DOMESTIC HOT WATER

Domestic water enters the buildings below grade from the Mobile Area Water and Sewer Service (MAWSS). The main shut-off was not visible, on-site staff were not aware of its location and we are unaware if a back-flow prevention device is provided. The visible domestic water supply piping was observed to be copper with soldered fittings. Sanitary sewer is provided by MAWSS and a majority of the piping is below slab and is not visible. Natural gas is provided by Mobile Gas with the main gas service/meter located at the south side of the Office building. Natural gas piping was observed to be of black iron.

Domestic hot water at the Office building is provided by one tank-type DWH manufactured by Ruud and has a 10-gallon capacity. Domestic hot water at the Sign Shop building is provided by one tank-type DWH manufactured by A.O. Smith and has a 40-gallon capacity. A listing of the equipment is provided in the exhibits.

HEATING, COOLING AND VENTILATION

Air conditioning and heating for the Office building is provided by split-systems with condensers located outside the building. The AHUs are located in a mechanical closet at the rear of the building. Air conditioning at the Sign Shop office and kitchen areas is provided by through wall air conditioning units. Heating at the Sign Shop and Vehicle Warehouse is provided by ceiling-hung heaters. A listing of the equipment is provided in the exhibits.

ELECTRICAL SERVICE, METERING, DISTRIBUTION AND EMERGENCY POWER

Electrical power is provided by Alabama Power and enters the site above ground from pole mounted utility transformer. The electrical meter serving the Office building (SOCO 3513165) is mounted on the southwest corner of the building. The electrical meter serving the Sign Shop building (SOCO 4987607) is mounted on the southwest corner of the building. The Main Service provides 225-amp, 240-volts, 3-phase power to the Office building and 200-amp, 240-volts, 3-phase power to the Sign Shop building.

The Subject is not provided with an emergency generator.

FIRE SPRINKLER, STANDPIPES, EMERGENCY EGRESS AND FIRE ALARMS

The buildings are not provided with a sprinkler system. Fire suppression is provided by wall mounted fire extinguishers.

Fire protection at the Office building is provided by a fire alarm panel manufactured by Radionics. Observed devices consist of smoke detectors, A/V devices, and pull stations. Emergency lighting and illuminated exit signage are also provided.

ELEVATORS

No vertical transportation is provided as the building is single story in height.

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.

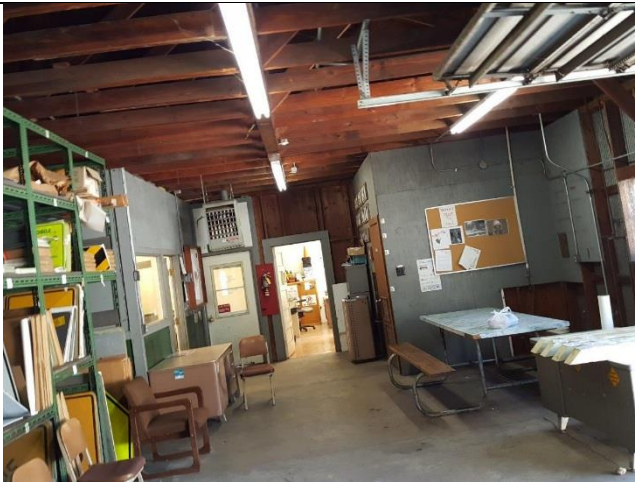
Acronym	Definition	Acronym	Definition
ABA	Architectural Barriers Act		
ABS	Acrylonitrile Butadiene Styrene	HVAC	Heating, Ventilating and Air Conditioning
ACM	Asbestos Containing Material	IAQ	Indoor Air Quality
ADA	Americans with Disabilities Act	IBC	International Building Code
ADAAG	ADA Accessibility 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	LF	Linear Feet
ACT	Acoustical Ceiling Tile	LS	Lump Sum
AVG	Average	MAP	HUD Multifamily Accelerated Processing
BMS	Building Management System	MAU	Makeup Air Unit
BOMA	Building Owners and Managers Association	MBH	Thousands of British Thermal Units
BTU	British Thermal Unit	MD	Man Day
BTUH	British Thermal Units per Hour	MDP	Main Distribution Panel
BUR	Built-up Roofing	MEP	Mechanical, Electrical and Plumbing
CAV	Constant Air Volume	MRL	Machine Room-Less (Elevator)
CBS	Concrete Block and Stucco	NFPA	National Fire Protection Association
CD	Crew Day	NLA	Net Leasable Area
CMU	Concrete Masonry Unit	OSB	Oriented Strand Board
CO	Certificate of Occupancy	OS&Y	Outside Screw and Yoke
CO	Change Order	OWJ	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	PCA	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	PCR	Property Condition Report
DWH	Domestic Water Heater	PML	Probable Maximum Loss
DWV	Drainage, Waste and Vent	PSI	Pounds per Square Inch
DX	Direct Expansion	PTAC	Packaged Terminal Air Conditioner
EA	Each	PVC	Polyvinyl Chloride
EFF	Effective	RPZ	Reduced Pressure Zone
EIFS	Exterior Insulation and Finish System	RTU	Rooftop Unit
EMF	Electromagnetic Field	RUL	Remaining Useful Life
EMS	Energy Management System	SEL	Scenario Expected Loss
EPDM	Ethylene Propylene Diene Monomer	SF	Square Feet
EUL	Expected Useful Life	SFG	Square Foot Gross
FCU	Fan Coil Unit	SFR	Square Foot Rentable
FEMA	Federal Emergency Management Agency	SOG	Slab-on-Grade
FFHA	Federal Fair Housing Act	STC	Sound Transmission Classification
FHA	Forced Hot Air	SUL	Scenario Upper Loss
FHW	Forced Hot Water	TPO	Thermoplastic Polyolefin
FIRM	Flood Insurance Rate Map	UBC	Uniform Building Code
FM	Factory Mutual	UFAS	Uniform Federal Accessibility Standards
FOIA	Freedom of Information Act	UL	Underwriters Laboratories
FOIL	Freedom of Information Letter	V	Volt
FRP	Fiber Reinforced Panel	VAV	Variable Air Volume
FRT	Fire Retardant Treated	VCT	Vinyl Composition Tile
GFCI	Ground Fault Circuit Interrupter (or GFI)	VWC	Vinyl Wall Covering
GFRC	Glass Fiber Reinforced Concrete	W	Watt
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
DHWH	Office - Mechanical Closet	Ruud	PEP10-1	RU 0805607965	10 Gal	2005	Fair
DHWH	Sign Shop - Mechanical Closet	A.O. Smith	GCV 40 200	0849A015361	40 Gal	2008	Fair
AHU 1	Office - Mechanical Closet	Goodman	CAPF4860D6DB	1510140558	5 Tons	2015	Good
AHU 2	Office - Mechanical Closet	Goodman	CAPF4860D6DB	1610145772	5 Tons	2016	Good
AHU 3	Office - Mechanical Closet	Comfortmaker	FBF100F20G1	L014549720	5 Tons	2001	Fair
Condenser	Office - Outside Pad	Daikin	DX13SA0603AB	1605286473	5 Tons	2016	Good
Condenser	Office - Outside Pad	Daikin	DX13SA0603AB	160301894	5 Tons	2016	Good
Condenser	Office - Outside Pad	Arcoaire	NAC048	L012319325	4 Tons	2001	Fair
Through-Wall AC	Sign Shop	Perfectaire	NA	NA	1.5 Tons	NA	Fair
Through-Wall AC	Sign Shop	Frigiaire	NA	NA	1.5 Tons	NA	Fair
Through-Wall AC	Sign Shop	NA	NA	NA	1.5 Tons	NA	Fair
Ceiling Heater	Sign Shop	Modine	PA105AB	03012011186	105 MBH	1985	Fair
Ceiling Heater	Sign Shop	Bryant	NA	NA	NA	NA	Fair
Ceiling Heater	Sign Shop	Trane	GPND012AAF1000E	A97M47182	125 MBH	1997	Fair
Ceiling Heater	Vehicle Storage	Bryant	NA	NA	NA	NA	Fair

	
1. Internal drives and parking areas are paved with concrete.	2. Pavements are drained by inlet drains connected to the municipal system.
	
3. View of Office building.	4. View of Vehicle Warehouse building.
	
5. View of Sign Shop building.	6. View of Storage building.

	
7. Office building reception interior finishes and condition.	8. Interior office finishes at the Office building.
	
9. Toilet room interior fixtures and finishes at the Office building.	10. Interior finishes and condition at Sign Shop building.
	
11. Interior finishes and condition at Vehicle Warehouse building.	12. Domestic hot water for the Office building is generated by a 10-gallon water heater.



13. Incoming main gas service/meter is located at the south side of the Office building.



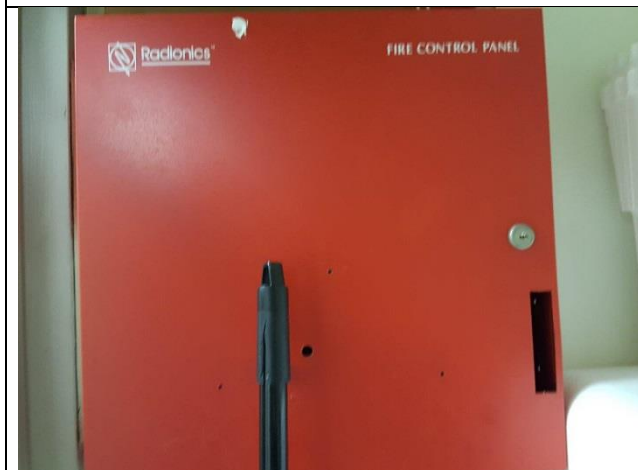
14. Air conditioning and heating at the Office building is provided by split-systems with condensers located on the south side of the building.



15. Heating at the Sign Shop and Vehicle Warehouse buildings is provided by ceiling hung heaters.



16. The main service panel disconnect switch and meter are located at the southwest corner of the Office building.



17. Fire protection at the Office building is provided by a fire alarm panel manufactured by Radionics.



18. Fire protection is provided by wall mounted fire extinguishers.