

FACILITY CONDITION ASSESSMENT

City of Mobile

NTP-PL220-16

Facility No: 510

Mowing Division Eastern Maintenance

Division Storage/Shop

603 Broad Street

650 South Jefferson Street

652 South Jefferson Street

Mobile, Alabama 36603



Project No. PC60828394 – 510

CBRE

Facility Assessment – Consultative Solutions

www.cbre.com/assessment

Facility Condition Assessment

City of Mobile

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Location:

Facility No: 510
Mowing Division Eastern Maintenance Division-Storage/Shop
603 Broad Street
650 South Jefferson Street
652 South Jefferson Street
Mobile, Alabama 36603

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CBRE Project No. PC60828394 – 510

Property Reconnaissance Date: May 4, 2017

Report Date: December 28, 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 – 510
Property Name:	Mowing Division Eastern Maintenance Division Storage/Shop (Landscaping Services & Eastern Maintenance)
Property Address:	603 Broad Street 650 South Jefferson Street 652 South Jefferson Street
City, State, and Zip:	Mobile, Alabama 36603
Primary Use:	Office & Meetings
Building Age:	Unknown, estimated to be over 35 years old
Reported Occupancy:	100% Occupied
POC/Escorted By:	Alan Reid and Robert Carroll were our POC and were available for the entire walkthrough survey.
Field Observer:	Mukhtar Musa
Date of Site Visit:	May 4, 2017
Weather:	70 to 80 degrees F; Overcast
Number of Buildings:	Three
Reported Building Size:	COM Provided: 9,000 SFG Mowing Division Office, 1,000-SFG Eastern Maintenance Building; 1,100-SFG Storage/Shop
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 have been included in the Opinions of ADA Modifications.

GENERAL DESCRIPTION

Mowing Division-Eastern Maintenance Division Storage/Shop (the "Subject") consists of a 9,000 SFG Mowing Division Office, 1,000-SFG building utilized by the Eastern Maintenance Division and a 1,100-SFG Storage/Shop building utilized by Landscape Services located south of Mobile city center.

The Subject is located in a mixed use area and occupies an entire block that also includes the main Mowing Division building. The property is bound by New Jersey Street to the north, South Jefferson Street to the east, residential properties to the south, and South Broad Street to the west. Both the Landscaping Services and Eastern Maintenance buildings are located at the northwest corner of the site. Both building footprints are rectangular in shape and each features an office area, multiuse/meeting space, and toilets. Parking is provided at the south side of the Eastern Maintenance building. Access to the property is provided via New Jersey Street to the north and South Jefferson street to the east.

PHYSICAL CONDITION

The Subject is considered to be in good to 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. 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.

The Subject appears if it has received some preventive and routine maintenance over the years. There are some 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.

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 - 510
Project Name:	Mowing Division-Eastern Maintenance Division Storage/Shop
Location:	603 Broad Street, 650 South Jefferson Street, 652 South Jefferson Street, Mobile , AL
Description:	
Date:	December 28, 2017

SECTION NO.	DESCRIPTION	OPINIONS OF COST	
		SHORT TERM	UNINFLATED RESERVES
3.1	Site	\$0	\$11,750
3.2	Structural System	\$0	\$0
3.3	Exteriors	\$0	\$3,250
3.4	Roofing	\$0	\$11,900
3.5	Interiors	\$35,450	\$75,750
3.6	Plumbing Systems	\$4,350	\$2,100
3.7	Heating, Ventilation & Air Conditioning	\$0	\$30,000
3.8	Electrical System	\$4,500	\$20,000
3.9	Fire Protection and Life Safety	\$4,300	\$0
3.10	Garages and Carports	\$0	\$0
3.11	Elevators	\$0	\$0
TOTAL		\$48,600	\$154,750

SECTION NO.	DESCRIPTION	OPINIONS OF ADA COST
4.5	ADA Modifications	\$29,050
TOTAL		\$29,050

CAPITAL RESERVE SCHEDULE	TOTALS
Aggregate Reserves (Uninflated)	\$154,750
Aggregate Reserves (Inflated)	\$175,201
Uninflated Reserve/SFG/Year	\$1.39
Inflated Reserve/SFG/Year	\$1.58

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 510
Project Name:	Mowing Division-Eastern Maintenance Division Storage/Shop
Location:	Jefferson Street, Mobile , AL
Description:	
Date:	December 28, 2017

NO.	SECTION #	DESCRIPTION	QUANT	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
	3.1	SITE					
		No Items Required				\$0	
		Subtotal Site				\$0	
	3.2	STRUCTURAL SYSTEM					
		No Items Required				\$0	
		Subtotal Structural System				\$0	
	3.3	EXTERIORS					
		No Items Required				\$0	
		Subtotal Exteriors				\$0	
	3.4	ROOFING					
		No Items Required				\$0	
		Subtotal Roofing				\$0	
	3.5	INTERIORS					
1		Replace Worn Carpeting with VCT Floor Tile - Landscape Services Building Remove existing worn carpeting at the Landscape Services Building and replace with resilient floor tile. Flash patch all cracks, holes and depressions and install new vinyl composition tile.	300	SF	\$1.50	\$450	
2	3.1	Interior Upgrade - Eastern Maintenance Building The Eastern Maintenance building interior finishes were observed to be in poor condition including damaged/missing VCT floor tiles, peeling and deteriorated wall paint, stained ceilings, and isolated cracked gypsum board walls. A complete interior upgrade of the interior finishes is recommended at this time.	1,000	SF	\$35.00	\$35,000	  
		Subtotal Interiors				\$0	
						\$35,450	0

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 510
Project Name:	Mowing Division-Eastern Maintenance Division Storage/Shop
Location:	Jefferson Street, Mobile , AL
Description:	
Date:	December 28, 2017

NO.	SECTION #	DESCRIPTION	QUANT	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
	3.6	PLUMBING SYSTEMS					
3		Install Reduced Pressure Zone (RPZ) Valve Install a reduced pressure zone valve (RPZ) at the incoming water service. The building is not currently equipped with a backflow prevention device to protect the municipal water system against inadvertent contamination. Installation of a backflow preventer is recommended from a risk management perspective.	2	EA	\$2,000.00	\$4,000	
4		Paint Rusted Gas Line and Meter The gas line and meter serving the Eastern Maintenance building exhibits rust. Wire brush, prime and repaint gas line and meter at this time.	1	MD	\$350.00	\$350	
		Subtotal Plumbing Systems				\$4,350	
	3.7	HEATING, VENTILATION & AIR CONDITIONING					
		No Items Required				\$0	
		Subtotal Heating, Ventilation & Air Conditioning				\$0	
	3.8	ELECTRICAL SYSTEM					
5		Infrared Survey, Residential 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.	2	EA	\$2,000.00	\$4,000	
6		Secure Loose and Exposed Electrical Wiring Exposed electrical wiring was noted at the exterior of the Landscaping Services building. Secure all loose wiring so as to make safe and to comply with code requirements. We recommend that a licensed electrician make the necessary repairs.	1	MD	\$500.00	\$500	
		Subtotal Electrical System				\$4,500	
	3.9	FIRE PROTECTION AND LIFE SAFETY					
7		Install Complete Fire Alarm Panel and System Presently, both buildings are not equipped with a central fire alarm system with monitoring panel. We recommend the installation of a complete fire alarm system including: fire alarm devices, smoke detectors, pull stations, accumulators, strobes, self-illuminating ceiling and wall hung exit signs and all cutting and patching in ceilings and walls.	2,100	SF	\$2.00	\$4,200	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 510
Project Name:	Mowing Division-Eastern Maintenance Division Storage/Shop
Location:	Jefferson Street, Mobile , AL
Description:	
Date:	December 28, 2017

NO.	SECTION #	DESCRIPTION	QUANT	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
8		Pressure Test and Re-Tag Fire Extinguishers Many of the on-site fire extinguishers were found to have expired inspection tags or to be not fully charged. Each fire extinguisher should be pressure tested, re-charged (if needed) and re-tagged.	2	EA	\$50.00	\$100	
		Subtotal Fire Protection and Life Safety				\$4,300	
	3.10	GARAGES AND CARPORTS					
		No Items Required				\$0	
		Subtotal Garages and Carports				\$0	
	3.11	ELEVATORS					
		No Items Required				\$0	
		Subtotal Elevators				\$0	
				Total		\$48,600	

* - 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 - 510
Project Name:	Mowing Division-Eastern Maintenance Division Storage/Shop
Location:	Street, Mobile , AL
Description:	
Date:	December 28, 2017

NO.	SECTION NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF ADA COST	Deficiency Photo
	4.5	ADA MODIFICATIONS					
1		Construct New Concrete ADA Ramp Presently, access to both building entrances is via several exterior steps. Access for persons with disabilities is not provided for. A new ADAAG compliant concrete ramp system should be installed with pipe railings.	2	CD	\$5,000.00	\$10,000	
2		Install Single User, Unisex ADA Toilet Room At present, the Subject is not equipped with any ADA restrooms. We recommend the conversion of existing restroom at each building to be ADA compliant.	2	EA	\$9,400.00	\$18,800	
3		Add Handicap Van Parking Spaces A van accessible parking is required. There are no handicap designated spaces provided.	1	EA	\$250.00	\$250	
		Subtotal ADA Modifications				\$29,050	
				Total		\$29,050	

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** - COST OMITTED: Recommendation only.

*** - COST OMITTED: Tenant responsibility.

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

Capital Reserve Schedule

Project Number:	PC60828394 - 510
Project Name:	Mowing Division-Eastern Maintenance Division Storage/Shop
Location:	603 Broad Street, 650 South Jefferson Street, 652 South Jefferson Street, Mobile AL
Description:	
Date:	December 28, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	35
No. of Buildings:	2
SFG:	11,100

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																		
Apply 1 1/2" Overlay to Asphalt Pavement	15	13	2	2,500	SF	2.50	6,250	0	6,250	0	0	0	0	0	0	0	6,250	
Pavement and Curbing - Allowance	4	0	4	2,500	SF	0.50	1,250	0	0	0	1,250	0	0	0	1,250	0	2,500	
Site Concrete Repairs	15	10	5	200	SF	15.00	3,000	0	0	0	0	3,000	0	0	0	0	3,000	
STRUCTURAL SYSTEM																		
No Items Required	1	0	1		SF	0.00		0	0	0	0	0	0	0	0	0	0	
EXTERIORS																		
Replace Exterior Sealants	7	5	2	100	LF	5.00	500	0	500	0	0	0	0	0	0	500	1,000	
Re-Paint Exterior Sidewall Surfaces	10	5	5	1,500	SF	1.50	2,250	0	0	0	0	2,250	0	0	0	0	2,250	
ROOFING																		
Asphalt Shingle-Remove & Replace - All Buildings	30	20	10	2,300	SF	3.00	6,900	0	0	0	0	0	0	0	0	0	6,900	
Annual Roof Maintenance	1	0	1	1	LS	500.00	500	500	500	500	500	500	500	500	500	500	5,000	
INTERIORS																		
Upgrade Toilet Room Fixtures/Finishes	10	0	10	150	SF	85.00	12,750	0	0	0	0	0	0	0	0	0	12,750	
Upgrade Interior Finishes - Landscape Services Building	10	7	3	800	SF	35.00	28,000	0	0	28,000	0	0	0	0	0	0	28,000	
Upgrade Interior Finishes - Eastern Maintenance Building	10	0	10	1,000	SF	35.00	35,000	0	0	0	0	0	0	0	0	0	35,000	
PLUMBING SYSTEMS																		
Replace Individual Tank Type DWHs - Landscaping Division	10	6	4	1	EA	600.00	600	0	0	0	600	0	0	0	0	0	600	
Replace Individual Tank Type DWHs - Eastern Division	15	9	6	1	EA	1,500.00	1,500	0	0	0	0	0	1,500	0	0	0	1,500	
HEATING, VENTILATION & AIR CONDITIONING																		
Replace AHU	25	23	2	10	Ton	1,000.00	10,000	0	10,000	0	0	0	0	0	0	0	10,000	
Replace Split System	20	18	2	10	Ton	2,000.00	20,000	0	20,000	0	0	0	0	0	0	0	20,000	

Capital Reserve Schedule

Project Number:	PC60828394 - 510
Project Name:	Mowing Division-Eastern Maintenance Division Storage/Shop
Location:	603 Broad Street, 650 South Jefferson Street, 652 South Jefferson Street, Mobile AL
Description:	
Date:	December 28, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	35
No. of Buildings:	2
SFG:	11,100

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																				
Conduct Infra-Red Survey	2	0	2	2	EA	2,000.00	4,000	0	4,000	0	4,000	0	4,000	0	4,000	0	4,000	20,000		
FIRE PROTECTION AND LIFE SAFETY																				
No Items Required	1	0	1		EA	0.00		0	0	0	0	0	0	0	0	0	0	0		
GARAGES AND CARPORTS																				
No Items Required	1	0	1		EA	0.00		0	0	0	0	0	0	0	0	0	0	0		
ELEVATORS																				
No Items Required	1	0	1		EA	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.	ANNUAL REQUIREMENTS (UNINFLATED)							\$500	\$41,250	\$28,500	\$6,350	\$5,750	\$6,000	\$500	\$5,750	\$1,000	\$59,150	\$154,750		
	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)							\$500	\$42,281	\$29,943	\$6,838	\$6,347	\$6,788	\$580	\$6,835	\$1,218	\$73,870	\$175,201		
	UNINFLATED RESERVE/SFG/YEAR							\$1.39												
	INFLATED RESERVE/SFG/YEAR							\$1.58												

TOPOGRAPHY & DRAINAGE

The buildings are raised above the adjacent grade and the ground floor elevations are slightly above the finished grade and pavement. Storm water drains to inlet drains that are connected to the municipal system.

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

On-site parking areas are provided on concrete and asphalt paved areas to the west and south of the Eastern Maintenance building for approximately 10 vehicles. Additional parking spaces are provided to the south of the site that also serves the main Mowing Division building. There are no accessible parking spaces provided. Site lighting is provided by pole mounted light fixtures and building mounted fixtures. Concrete and brick steps are provided at the building entrances. A chain link fence system is provided along 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 of the buildings consists of a substructure of CMU block piers. The superstructure of the buildings is of conventional wood framing including stud wall framing, floor joists, roof joists, wood roof trusses and wood decking. There is no basement or cellar level.

EXTERIOR WALLS, DOORS, WINDOWS AND ROOFING

The façade system at the Eastern Maintenance building consists of painted brick and the Landscaping Service building is provided with a painted wood sidewall system. The doors consist of painted wooden door or hollow metal doors. Entrance to the buildings is via exterior steps. The buildings are provided with single pane windows set in painted wood or metal frames. The roofs are wood framed with wood decking and are finished with asphalt shingles. The roofs drain via sheet flow to building perimeters.

INTERIORS

The interior of both buildings are similar in design and each features, an office area, a multiuse space/meeting area, and toilet rooms. Interior finishes consist of carpet or vinyl flooring, wood paneling or painted walls, and painted ceilings or ACT ceiling system. The buildings are provided with single user toilet rooms. Toilet room interior finishes consist of vinyl tile flooring, painted walls, and painted ceilings or ACT ceiling system. Fixtures include water closets, sinks, and mirrors.

SUPPLY PIPING, WASTE PIPING AND DOMESTIC HOT WATER

Domestic water is provided by a 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. Natural gas is provided by Mobile Gas with the main gas service/meter located at the south side of each building. Natural gas piping was observed to be of black iron.

Domestic hot water at Landscaping Services building is generated by a 6-gallon electric resistance DWH manufactured by Rheem. Domestic hot water at the Eastern Maintenance building is generated by a gas-fired DWH manufactured by A.O. Smith with a recovery rate of 40.94 Gal/hr. A listing of the equipment is provided in the exhibits.

HEATING, COOLING AND VENTILATION

Air conditioning and heating at both buildings is generated by independent split-system with condenser located outside and AHU's is located in mechanical closets. A listing of the equipment is provided in the exhibits.

ELECTRICAL SERVICE, METERING, DISTRIBUTION AND EMERGENCY POWER

Electrical power is provided by Alabama Power. The Main Service provides 100-amp, 120/208-volt, 3-Phase power to the buildings and enters the site above ground from the Mowing Division building. The meter is shared with the Mowing Division building. There is no emergency generator provided at the site.

FIRE SPRINKLER, STANDPIPES, EMERGENCY EGRESS AND FIRE ALARMS

Fire protection is provided by wall mounted fire extinguishers.

ELEVATORS

The Subject is without elevators.

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	Mechanical Closet - Landscaping Division	Rheem	81VP6S	RH 0311608081A	6 Gal	2011	Good
DHWH	Mechanical Closet - Eastern Maintenance	A.O. Smith	GCV 30 100	0851A0006814	0.94 Gal/H	2008	Good
Condensor	Outside Pad - Landscaping Division	Amana	CR2.5-1	BB 64150222-8	NA	NA	Fair
Condensor	Outside Pad - Eastern Maintenance	Arcoaire	HAC048AKA1	L001632125	4 Tons	2000	Fair
AHU	Mechanical Closet - Landscaping Division	Arcoaire	NA	NA	NA	NA	Fair
AHU	Mechanical Closet - Eastern Maintenance	NA	NA	NA	NA	NA	Fair



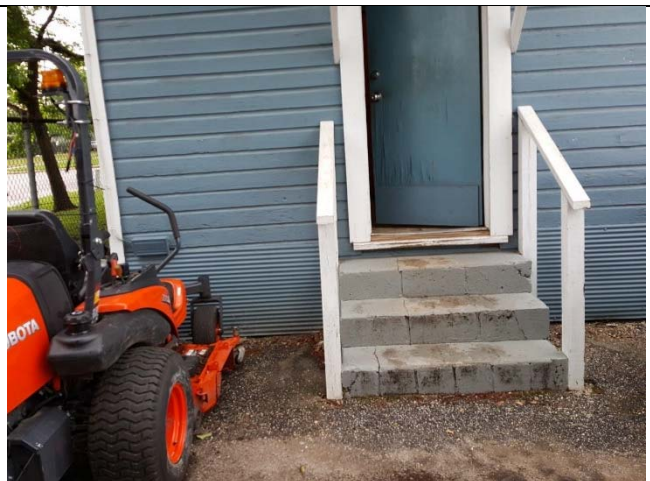
1. View of the Landscaping Services building.



2. View of the Eastern Maintenance building.



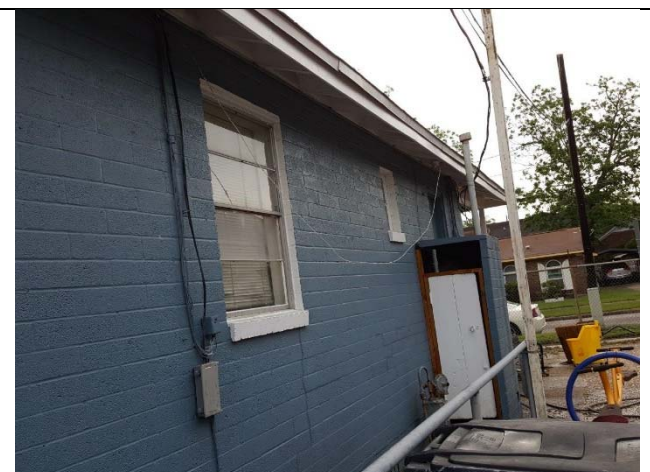
3. South Jefferson street entrance and concrete paved parking areas at the south side of the Eastern Maintenance building.



4. Entrances to both buildings is via exterior steps.



5. Exterior sidewall system at the Landscaping Services building consists of painted wood siding.



6. Exterior sidewall system at the Eastern Maintenance building consists of painted brick.

	
7. Both buildings are provided with asphalt shingle roofing system.	8. Interior finishes and condition at the Landscaping Services multiuse/meeting room.
	
9. Toilet room fixtures and finishes at the Landscaping Services building.	10. Interior finishes and condition at the Eastern Maintenance multiuse/meeting room.
	
11. Office interior finishes and condition at the Eastern Maintenance Building.	12. Toilet room interior fixtures and finishes at the Eastern Maintenance building.



13. Independent natural gas lines and meter are provided at each building.



14. Domestic hot water at the Landscaping Services building is generated by an electric resistance DWH.



15. Domestic hot water at the Eastern Maintenance Building is generated by a gas-fired DWH.



16. Air conditioning is provided by split systems with AHU's located inside the building.



17. Condensers are located outside the building.



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