

FACILITY CONDITION ASSESSMENT

City of Mobile

NTP-PL220-16

Facility No: 803

Quigley House – Distinguished Young
Women (DYW)

751 Government Street
Mobile, Alabama 36602



Project No. PC60828394 - 803

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

CBRE

Facility Condition Assessment

City of Mobile

Prepared For:

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

Location:

Facility No: 803
4,500 SFG Two Story Office Building
751 Government Street
Mobile, Alabama 36602

Prepared By:

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CBRE Project No.: PC60828394 - 803

Property Reconnaissance Date: March 29, 2017

Report Date: October 24, 2017

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SALIENT ASSIGNMENT INFORMATION	
Project No.:	PC60828394 - 803
Property Name:	Quigley House (Distinguished Young Women)
Property Address:	751 Government Street
City, State, and Zip:	Mobile, Alabama 36602
Primary Use:	Office
Building Age:	Completed in 1860; 157 Years Old Major Renovation to Office in 1963; 54 Years Old
Reported Occupancy:	100% by tenant – Distinguished Young Women
POC/Escorted By:	Valerie Mothershed, Operations Manager and Kendra Haskins, Executive Director, were our POCs. Ms. Mothershed was available for the complete walkthrough survey.
Field Observer:	Lisa Tippin
Date of Site Visit:	March 29, 2017
Weather:	75 to 80 degrees F; Clear to Partly Cloudy Skies
Number of Buildings:	One
Reported Building Size:	4,500 SFG
Number of Stories:	Two

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 observed several barriers of significance. The structure is in no way ADA accessible and cannot readily be made compliant based on its historic nature. Non-accessible elements include toilet rooms and the lack of an elevator to access the upper floor. Some cost considerations have been included in the Opinions of ADA Modifications.

GENERAL DESCRIPTION

Quigley House (the "Subject") is a 157-year old residential structure converted to an office building (constructed in 1860 and renovated in 1963, 54 years old). The structure is a 4,500 SFG, two-story building located on a rectangular, 0.251-acre parcel, in the downtown area of Mobile, Alabama. The Quigley house does not have any on-site parking available. The site is located on the corner of US Highway 98, to the north, and S. Scott Street to the east. The Local History and Genealogy Branch Library is located to the west of the Subject site. The LHGBL parcel is "L" shaped with the lower leg running west to east along the south side of the Quigley House parcel. Shared parking is provided for the Quigley House on the LHGBL parcel to the south. Access to the LHGBL site is provided from one egress/ ingress drive from South Scott Street to the east. The neighborhood is primarily converted historic homes and structures, with some newer commercial and restaurant infill buildings. The character of the site can generally be described as urban, with buildings built to the lot lines and served by municipal sidewalks.

The building was originally constructed in 1860 as a residence for George Gilmore. It was a residence for many years for various families, including Mrs. Susan Quigley for whom the house is named, and was vacant for a large period of time until it was purchased and restored by the Junior Chamber of Commerce (Jaycees) in 1963. The building was renovated into a headquarters and office for the promotion of a local pageant, which over the years, has developed into a national organization serving all 50 states and Washington D.C. Though the name has changed over the last 53 years, Distinguished Young Women has been the primary occupant during that time. The building consists of two offset rectangles, attesting to renovation and additions over the years. The interior of the building retains much of its character as a residential structure with a large two-story foyer and grand staircase. Most of the rooms have been converted to offices. Support spaces include an employee break area, toilet rooms and storage. A large open porch on the first and second level is provided on the south or rear elevation, which has become the primary entrance point to the building.

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 as if it has received adequate preventive and routine maintenance since being occupied by Distinguished Young Women (DYW) in 1963. HVAC system filters, fire alarm panels and fire extinguisher inspections have been maintained by the city of Mobile as part of on-going maintenance. There are minor 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 routine expenditures for equipment, pavement and HVAC is also advised.

It is our opinion that the RUL of the property is at least an additional 35 years, and it can be used for its intended purposes for the same period, provided that 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 the presence of mold, or conditions that tend to promote the growth of mold. We did note a small area of water infiltration from a past condensate leak and minor mildew growth at an upper level office that is likely exacerbated by a faulty HVAC unit. These items can be addressed relatively easily at minimal cost at this time. The work is noted in the cost tables. Of note, no current or past mold or mold-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 - 803
Project Name:	Quigley House (Distinguished Young Women)
Location:	751 Government Street, Mobile, AL 36602
Description:	4,500 SFG Two Story Office Building
Date:	October 17, 2017

SECTION NO.	DESCRIPTION	OPINIONS OF COST	
		SHORT TERM	UNINFLATED RESERVES
3.1	Site	\$13,174	\$5,500
3.2	Structural System	\$8,000	\$0
3.3	Exteriors	\$3,000	\$15,000
3.4	Roofing	\$350	\$6,000
3.5	Interiors	\$1,050	\$110,000
3.6	Plumbing Systems	\$6,000	\$5,500
3.7	Heating, Ventilation & Air Conditioning	\$0	\$0
3.8	Electrical System	\$1,000	\$3,000
3.9	Fire Protection and Life Safety	\$0	\$9,000
3.10	Garages and Carports	\$0	\$0
3.11	Elevators	\$0	\$0
TOTAL		\$32,574	\$154,000

SECTION NO.	DESCRIPTION	OPINIONS OF ADA COST
4.5	ADA Modifications	\$250
TOTAL		\$250

CAPITAL RESERVE SCHEDULE	TOTALS
Aggregate Reserves (Uninflated)	\$154,000
Aggregate Reserves (Inflated)	\$168,028
Uninflated Reserve/SFG/Year	\$2.85
Inflated Reserve/SFG/Year	\$3.11

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 803
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Location:	751 Government Street, Mobile, AL 36602
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Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
		SITE					
1		Trim Trees Impacting Sidewall and Roof Surfaces There are several trees and vines with overgrowth onto the Subject, particularly on the west and east sides of the building, that are impacting the building's sidewalls and roofs. The abrasion caused by this condition can damage the roof and walls. Trim trees and overgrowth at this time.	3	MD	\$350.00	\$1,050	
2		Rebuild Historic Brick Wall Around Courtyard There is a 4' tall historic brick wall around the courtyard area on the east, south and partial west sides of the Subject. The wall appears to be in a state of failure along the east and west sides as evidenced by extensive cracking and visible outward rotation. The wall is reported to be a triple wythe brick wall with a cast stone cap. Costs include complete rebuilding of the failed wall system and reinforcement of the remainder.	185	LF	\$65.00	\$12,025	
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.	11	EA	\$9.00	\$99	
						\$0	
						\$0	
		Subtotal Site				\$13,174	
	3.2	STRUCTURAL SYSTEM					
4		Foundation Stabilization The west portion of the building appears to have settled, as evidenced by a crack about 1/4" - 1/2" wide along the interior wall where the building has an inside corner. Considering the crawl space system, the most likely solution is to provide piers in select locations to stabilize the foundation. We have provided budget numbers, but a foundation consultant should confirm the scope and cost of the work.	1	LS	\$8,000.00	\$8,000	
						\$0	
		Subtotal Structural System				\$8,000	
	3.3	EXTERIORS					
5		Replace Damaged Shutters * We noted multiple areas of damaged shutters on all sides of the building, particularly on the west and east sides of the building. Replacement is warranted at this time, and the work is planned as part of capital repairs. Costs have not been included as this will be completed by in-house staff.	8	MD	\$350.00	* \$0	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 803
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Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
6		Repair Historic Doors The building is on the historic register and has original painted wood doors, including at the front and rear entrances. Generally, doors have wide gaps at the threshold and jambs. Additionally, the front door has a visible crack at one of the panels. Occupants complain of drafts and high utility costs. We recommend inspecting all door systems, adding weatherstripping or weather barriers where possible. Additionally, repair the crack at the front door in a manner sensitive to the historic characteristic of the building.	6	EA	\$500.00	\$3,000	
		Subtotal Exteriors				\$0 \$3,000	
	3.4	ROOFING					
7		Replace Missing Downspout The downspout on the northwest corner of the building is displaced and lying on the ground. This can cause soil erosion around the foundation over time. Replace the downspout and provide a splashblock to deter erosion near the foundation.	1	MD	\$350.00	\$350	
		Subtotal Roofing				\$0 \$350	
	3.5	INTERIORS					
8		Minor Mildew Growth at Office The office on the upper level exhibited minor mildew growth in the corner of the ceiling, likely due to the issues with the HVAC unit serving this area and the high humidity climate. Remove all mold damaged finishes, clean the area thoroughly and replace with similar finishes at this time.	2	MD	\$350.00	\$700	
9		Replace Water Damaged Ceiling Tiles The tile in the break area adjacent to the ground floor mechanical room is damaged from a past condensate leak. Replace all ceiling damaged tiles at this time.	1	MD	\$350.00	\$350	
		Subtotal Interiors				\$1,050	
	3.6	PLUMBING SYSTEMS					

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 803
Project Name:	Quigley House (Distinguished Young Women)
Location:	751 Government Street, Mobile, AL 36602
Description:	4,500 SFG Two Story Office Building
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST SHORT TERM	Deficiency Photo
10		Replace HVAC Package Unit Serving the Front (North) Offices The Heil package unit serving the front offices is reported to be serviced every 3 months or so and appears to be at the end of its EUL. Additionally, we recommend providing additional cooling based on 150 SF per ton, which indicated the cooling capacity may be slightly below standards. Replacement is warranted at this time. It was indicated that grant funds may be available for this work.	5	TONS	\$1,200.00	\$6,000	
						\$0	
		Subtotal Plumbing Systems				\$6,000	
	3.7	HEATING, VENTILATION & AIR CONDITIONING					
		Subtotal Heating, Ventilation & Air Conditioning				\$0	
	3.8	ELECTRICAL SYSTEM					
						\$0	
10		Replace Federal Stab Lok Panels There are two Federal Stab Lok electrical distribution panels, one at the main service wall and another in the office area. These panels are considered a fire safety hazard because there is evidence that they may not trip under load, overheating and causing a fire. While no issues were reported with these particular panels, we recommend the replacement of the panels at this time.	2	EA	\$500.00	\$1,000	
		Subtotal Electrical System				\$1,000	
	3.9	FIRE PROTECTION AND LIFE SAFETY					
		No Items Required				\$0	
		Subtotal Fire Protection and Life Safety				\$0	
	3.10	GARAGES AND CARPORTS					
						\$0	
		No Items Required				\$0	
		Subtotal Garages and Carports				\$0	
	3.11	ELEVATORS					
						\$0	
		No Items Required				\$0	
		Subtotal Elevators				\$0	
				Total		\$32,574	

* - 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 - 803
Project Name:	Quigley House (Distinguished Young Women)
Location:	751 Government Street, Mobile, AL 36602
Description:	4,500 SFG Two Story Office Building
Date:	October 17, 2017

NO.	SECTION NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF ADA COST	Deficiency Photo
	4.5	ADA MODIFICATIONS					
1		Add Handicap Van Parking Spaces One van accessible parking space is required. There are none provided at this time specifically dedicated to Quigley House, though there is one accessible space near the adjacent building that shares the parking. Convert one space into a van accessible space, with appropriate signage and 96" side aisle.	1	Each	\$250.00	\$250	
		Subtotal ADA Modifications				\$250	
				Total		\$250	

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

** - COST OMITTED: Recommendation only.

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Capital Reserve Schedule

Project Number:	PC60828394 - 803
Project Name:	Quigley House (Distinguished Young Women)
Location:	751 Government Street, Mobile AL 36602
Description:	4,500 SFG Two Story Office Building
Date:	October 17, 2017

Reserve Term:	12
Inflation Rate (%):	2.50%
Building Age:	157
No. of Buildings:	1
SFG:	4,500

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	2028	2029	
								1	2	3	4	5	6	7	8	9	10	11	12	
SITE																				
Apply 1 1/2" Overlay to Asphalt Pavement - Partial only - The Remainder is Shown on Local History & Genealogy Library	15	8	15	5,000	SF	2.50	12,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Pavement and Curbing - Allowance	4	0	4	5,000	SF	0.20	1,000	0	0	0	1,000	0	0	0	1,000	0	0	0	1,000	3,000
Storm Water System Maintenance	25	20	5	100	SF	25.00	2,500	0	0	0	0	2,500	0	0	0	0	0	0	0	2,500
STRUCTURAL SYSTEM																				
No Items Required																				
EXTERIORS																				
Re-Point Brick/CMU Façades, 10%	10	8	2	100	SF	25.00	2,500	0	2,500	0	0	0	0	0	0	0	0	0	2,500	5,000
Replace Perimeter Joint Sealants	7	0	7	500	LF	5.00	2,500	0	0	0	0	0	0	2,500	0	0	0	0	0	2,500
Re-Point Exterior Sidewall Surfaces	10	0	10	5,000	SF	1.50	7,500	0	0	0	0	0	0	0	0	0	7,500	0	0	7,500
ROOFING																				
Asphalt Shingle-Remove & Replace	30	28	20	2,500	SF	6.00	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Annual Roof Maintenance	1	1	0	1	LS	500.00	500	500	500	500	500	500	500	500	500	500	500	500	500	6,000
INTERIORS																				
Upgrade Office Finishes	10	7	3	2,000	SF	35.00	70,000	0	0	70,000	0	0	0	0	0	0	0	0	0	70,000
Refurbish Conference Room and Equipment	20	15	5	2,000	SF	20.00	40,000	0	0	0	0	40,000	0	0	0	0	0	0	0	40,000
PLUMBING SYSTEMS																				
Replace Individual Tank Type DWHs	15	13	2	1	EA	2,500.00	2,500	0	2,500	0	0	0	0	0	0	0	0	0	0	2,500
Install Back Flow Prevention Device	15	14	1	1	LS	3,000.00	3,000	3,000	0	0	0	0	0	0	0	0	0	0	0	3,000
HEATING, VENTILATION & AIR CONDITIONING																				
Replace Package Unit (5 Tons)	20	0	20	5	TON	1,200.00	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace 3-Ton Split Systems (3 each)	20	10	25	9	TON	1,500.00	13,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace AHU (3 each)	25	10	25	3	EA	2,000.00	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL SYSTEM																				
Conduct Infra-Red Survey	2	0	2	1	EA	500.00	500	0	500	0	500	0	500	0	500	0	500	0	500	3,000
FIRE PROTECTION AND LIFE SAFETY																				
Replace/Upgrade Fire Alarm System	20	15	5	4,500	SF	2.00	9,000	0	0	0	0	9,000	0	0	0	0	0	0	0	9,000

Capital Reserve Schedule

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Date:	October 17, 2017

Reserve Term:	12
Inflation Rate (%):	2.50%
Building Age:	157
No. of Buildings:	1
SFG:	4,500

COMPONENT OR SYSTEM	AVG	EFF				UNIT		PROBABLE REPLACEMENT DATES & ESTIMATED EXPENDITURES (\$)												Total Reserve Item		
	EUL	AGE	RUL	QUANTITY		COST	CYCLE	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029			
	(Yr)	(Yr)	(Yr)			(\$)	REPLMNT COST	1	2	3	4	5	6	7	8	9	10	11	12			
GARAGES AND CARPORTS																						
No Items Required																						
ELEVATORS																						
No Items Required																						
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)							\$3,500	\$6,000	\$70,500	\$2,000	\$52,000	\$1,000	\$3,000	\$2,000	\$500	\$8,500	\$500	\$4,500	\$154,000		
	INFLATION RATE FACTOR @ 2.50 %							1	1.0250	1.0506	1.0769	1.1038	1.1314	1.1597	1.1887	1.2184	1.2489	1.2801	1.3121			
	ANNUAL REQUIREMENTS (INFLATED)							\$3,500	\$6,150	\$74,069	\$2,154	\$57,398	\$1,131	\$3,479	\$2,377	\$609	\$10,615	\$640	\$5,904	\$168,028		
	UNINFLATED RESERVE/SFG/YEAR							\$2.85														
	INFLATED RESERVE/SFG/YEAR							\$3.11														

TOPOGRAPHY & DRAINAGE

The building pad is generally flat but has 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. The ground floor elevations are set on a crawl space and about 2' above grade. Storm water drains via sheet-flow to a system of catch basins that drain into the municipal system.

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

Off-site parking areas, located on the LHGBL parcel, are paved with asphalt and provide parking for approximately 12 vehicles. There are no accessible parking spaces specifically dedicated to the Quigley House.

Curbing is not provided. Site lighting is provided by pole mounted light fixtures at parking areas and building-mounted fixtures. Sidewalks are concrete-paved at the public access points and areas of brick pavers are provided in the courtyard area within the brick walls. The site is landscaped with trees, shrubs, and grass covered yards. A 4' high triple wythe brick wall with metal gates is provided along the southern half of the site. Metal fencing encloses the mechanical yard to the west of the main building.

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 conventional wood framing with a crawl space below the first floor level. The superstructure is of conventional wood framing including stud wall framing, floor joists, roof joists and wood decking. There is no basement or cellar level.

EXTERIOR WALLS, DOORS, WINDOWS AND ROOFING

The façade system consists of brick, painted wood siding and areas of stucco. The front elevation has a porch on the upper and lower floors framed by decorative metal railings. The rear portion of the Subject has wood framed balconies and patios with wood flooring and painted wood railings. The roof is wood framed with wood decking and is finished with asphalt shingles. The asphalt shingle roofing was reportedly installed around 1986 (31 Years Old).

INTERIORS

The building is currently used as office space and includes offices, corridors, toilet rooms and a break area. The offices are finished with carpet flooring, painted walls and ceilings, 12" wood cove and ceiling moldings, and painted ceilings. Corridors are a combination of carpet, stained wood flooring, painted walls and ceilings with decorative wood trim. A central wood framed stairs with carpeted treads provide access to the 2nd floor. Toilet rooms are finished with ceramic tile floors and walls and painted ceilings. There are two single user toilets on the first floor and two on the second floor, located directly above. The toilets have been retrofitted for use and are generally not accessible.

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 the floor and is not visible. Natural gas is not provided.

Domestic hot water is generated by one electric resistance DWH manufactured by Bradford White. The unit has a 30-gallon capacity and is 13-years old. It is located in an exterior closet on the southwest side of the structure. A listing of the equipment is provided in the exhibits.

HEATING, COOLING AND VENTILATION

Air conditioning and heating is provided by one 4-ton Heil package unit and three split systems. The Heil unit has reached its EUL, and the split systems are various ages and manufacturers, though generally they are 3 tons each and about 10 years old.

ELECTRICAL SERVICE, METERING, DISTRIBUTION AND EMERGENCY POWER

Electrical power is provided Alabama Power. The Main Service provides 200-amp, 120/208-volt, 3-Phase power to the building and enters the site underground to an exterior wall mounted meter at the southwest corner of the building. Distribution panels are provided and are rated at 200-amp to 100-amp, 208Y/120-volts. The panels were noted to be Federal Stab Lok brand. There is no emergency generator provided at the site.

FIRE SPRINKLER, STANDPIPES, EMERGENCY EGRESS AND FIRE ALARMS

The building is not provided with a fire sprinkler system. Instead, fire protection is provided by wall mounted fire extinguishers. Fire extinguishers were last inspected in September of 2016.

A fire alarm control panel manufactured by DMP is monitored and connected to the fire alarm devices throughout the building. Observed devices consist of smoke detectors, A/V devices, emergency lighting, illuminated exit signage and pull stations.

ELEVATORS

Elevators are 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	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
HVAC -1	Mechanical Yard	Heil	PAF042K000E	G042511605	4 tons	2004	Poor
CU-1	Mechanical Yard	Rheem	13AJA36A01	7404N430701797	3 tons	2007	Good
CU-2	Mechanical Yard	Illegibile	Illegibile	Illegibile	3 tons	2006 est	Good
CU-3	Mechanical Yard	Nordyne	VS3BA-036KA	JSF0503038	3 tons	2005	Good
DWH-1	Mechanical Room	Bradford White	M230R6DS2	AH5015436	30 gallons	2004	Good
FE	Fire Extinguisher - Throughout	Varies	NA	Inspection September 2016 by R. Carter Associates			



1. The pavement is asphalt with wheel stops but no curbing. The lot is shared with an adjacent building.



2. The courtyard is surrounded by a brick wall with cast iron gates.



3. A wooden ramp system provides access to the first level from the rear courtyard.



4. A landscaped brick-paved courtyard is provided at the rear of the building.



5. The main façade faces Government Street and has brick veneer and cast iron decorative metal railings at the upper and lower balconies.



6. The east facing elevation has brick, stucco and wood framed balconies at the ground and upper level.



7. The west elevation is also brick. The windows have decorative shutters. The roof system is asphalt shingles drained by gutters and downspouts.



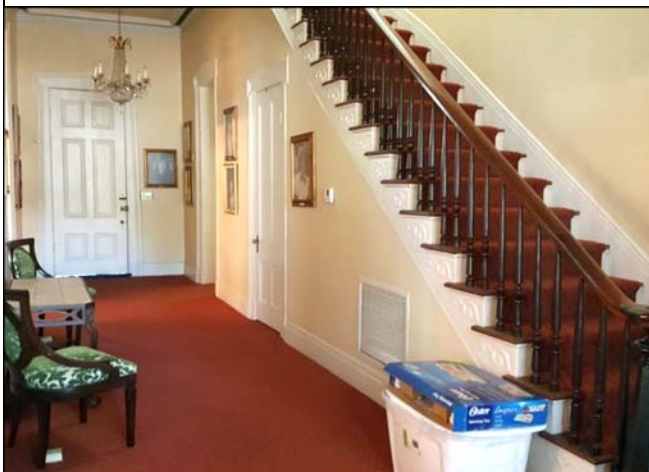
8. The balconies are wood framed structures with painted wood decking and railings.



9. The front porch has ceramic tile, wood sills at the windows, shutters and decorative iron railings.



10. The structure is conventional wood framing with a crawl space.



11. The central hallway maintains the original residential character of the building with a grand stairway.



12. The rooms on either side of the central hallway area are offices and conference rooms.



13. Two small single user toilets are provided on the first floor. A similar set of toilets is located on the second floor as well.



14. Hot water is provided by a 30-gallon Bradford White electrical resistance DWH located in a mechanical/ storage room.



15. The building is heated and cooled by split systems with condensers and a package unit located on the west side of the building.



16. The main electrical service enters the Subject from a pole mounted transformer on the west side of the building to exterior switchgear.



17. Distribution panels are mounted throughout the facility.



18. Wall mounted fire extinguishers are provided throughout the building.