

FACILITY CONDITION ASSESSMENT

City of Mobile

NTP-PL220-16

Facility No: 533

Herndon Park Maintenance/
Concession/Restroom Buildings
2900 Dauphine Street
Mobile, Alabama 36606



Project No. PC60828394 - 533

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: 533
Herndon Park Maintenance/Concession/Restroom Buildings
2900 Dauphine Street
Mobile Alabama

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 - 533

Property Reconnaissance Date: May 17, 2017

Report Date: October 17, 2017

TABLE OF CONTENTS

SALIENT ASSIGNMENT INFORMATION 1

EXECUTIVE SUMMARY 2

PURPOSE 2

AMERICANS WITH DISABILITIES ACT 2

GENERAL DESCRIPTION..... 2

PHYSICAL CONDITION..... 3

SUMMARY, COST, ADA AND RESERVE SCHEDULES 4

TOPOGRAPHY & DRAINAGE 11

PAVEMENT, CURBING, LIGHTING, SIDEWALKS, FLATWORK, PARKING & LANDSCAPING 11

SUBSTRUCTURE AND SUPERSTRUCTURE..... 11

EXTERIOR WALLS, DOORS, WINDOWS AND ROOFING 11

INTERIORS 11

SUPPLY PIPING, WASTE PIPING AND DOMESTIC HOT WATER 11

HEATING, COOLING AND VENTILATION..... 12

ELECTRICAL SERVICE, METERING, DISTRIBUTION AND EMERGENCY POWER 12

FIRE SPRINKLER, STANDPIPES, EMERGENCY EGRESS AND FIRE ALARMS 12

ELEVATORS..... 12

ACRONYMS AND DEFINITIONS 13

EXHIBITS..... 14

SALIENT ASSIGNMENT INFORMATION	
Project No.:	PC60828394 - 533
Property Name:	Herndon Park Maintenance/Concession/Restroom Buildings
Property Address:	2900 Dauphine Street
City, State, and Zip:	Mobile, Alabama 36606
Primary Use:	Parks and Recreation
Building Age:	Maintenance Office/Restrooms-Completed in 1973 - 44 Years Old Concession/Restroom Building-Completed in 1978- 39 Years Old Restroom Building-Completed in 2016-1 Year Old
Reported Occupancy:	Varies
POC/Escorted By:	No one was available for the entire walkthrough survey.
Field Observer:	Knox Carnes
Date of Site Visit:	May 17, 2017
Weather:	70 to 80 degrees F; Partly Cloudy
Number of Buildings:	Three
Reported Building Size:	COM Provided: Maintenance/Restroom Building-1,800 SFG Concession/Restroom Building-900 SFG Restroom Building-1,000 SFG 3,700 SFG Total
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 not observe any barriers.

GENERAL DESCRIPTION

Herndon Park Maintenance/Concession/Restroom Buildings consists of three single-story buildings of different ages totaling 3,700 SFG located on Herndon Park in Mobile Alabama. The following table gives general information regarding the buildings:

Building	Year Built	Age	Size (SF)
Maintenance/Restroom	1973	44	1,800
Concession/Restroom	1978	39	900
Restroom Building	2016	1	1,000

The buildings are located generally at the northeast corner of the intersection of Dauphine Street and Sage Avenue. Vehicular access is provided from multiple points from Dauphine Street, south of the Subject.

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 adequate preventive and routine 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 major property components (e.g. plumbing and mechanical components, garage traffic) 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 buildings 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 buildings 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 - 533
Project Name:	Herndon Park Maintenance Office/Concession
Location:	2900 Dauphine Street, Mobile, Alabama
Description:	Maintenance/Concession
Date:	October 17, 2017

SECTION NO.	DESCRIPTION	OPINIONS OF COST	
		SHORT TERM	UNINFLATED RESERVES
3.1	Site	\$7,250	\$71,000
3.2	Structural System	\$0	\$0
3.3	Exteriors	\$0	\$7,850
3.4	Roofing	\$9,200	\$2,700
3.5	Interiors	\$9,550	\$21,250
3.6	Plumbing Systems	\$0	\$2,400
3.7	Heating, Ventilation & Air Conditioning	\$0	\$6,000
3.8	Electrical System	\$0	\$10,000
3.9	Fire Protection and Life Safety	\$0	\$0
3.10	Garages and Carports	\$0	\$0
3.11	Elevators	\$0	\$0
TOTAL		\$26,000	\$121,200





SECTION NO.	DESCRIPTION	OPINIONS OF ADA COST
4.5	ADA Modifications	\$0
TOTAL		\$0

CAPITAL RESERVE SCHEDULE	TOTALS
Aggregate Reserves (Uninflated)	\$121,200
Aggregate Reserves (Inflated)	\$140,211
Uninflated Reserve/SFG/Year	\$4.38
Inflated Reserve/SFG/Year	\$5.07

Opinions of Costs

Deferred Maintenance Existing Deficiencies


Project Number:	PC60828394 - 533
Project Name:	Herndon Park Maintenance Office/Concession
Location:	2900 Dauphine Street, Mobile, Alabama
Description:	Maintenance/Concession
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
		SITE					
1		Replace Concrete Sidewalk Sections A section of sidewalk is severely heaved by tree roots creating an uneven walking surface in front of the athletic field lighting control room. This sidewalk should be removed and replaced. Remove deteriorated sections, prepare bed, and install new 4" thick sidewalks.	150	SF	\$25.00	\$3,750	
2		Repair Leaking Underground Piping A new section of sidewalk was placed on the west side of the Maintenance Office building; however, it appears that the installation may have damaged some underground sprinkler piping in the area, as the area reportedly stays wet year-round. Exploratory excavation will be needed to locate and repair the leak.	1	CD	\$3,500.00	\$3,500	
Subtotal Site						\$0 \$7,250	
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					
3		Asphalt Shingle-Remove & Replace The existing asphalt shingle roof covering exhibits: loss of protective granules, brittleness, missing shingles, damaged shingles and curling of the shingles. The roof has exceeded its expected useful life. Lay a new asphalt shingle roof system complete with new flashings.	2,300	SF	\$4.00	\$9,200	
Subtotal Roofing						\$0 \$9,200	
3.5		INTERIORS					
4		Interior Painting Dated and worn paint conditions were observed in the Maintenance Office building. All affected areas should be patched, primed and finished with two (2) coats of flat latex paint to drywall partitions.	1,700	SF	\$1.50	\$2,550	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 533
Project Name:	Herndon Park Maintenance Office/Concession
Location:	2900 Dauphine Street, Mobile, Alabama
Description:	Maintenance/Concession
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST		Deficiency Photo
						SHORT TERM		
5		Repair CMU Wall Damage Damaged CMU was observed in the storage area from material handling operations. The holes in the CMU walls should be sealed. Protective bollards may be necessary to prevent reoccurrence.	2	CD	\$3,500.00		\$7,000	
		Subtotal Interiors					\$9,550	
	3.6	PLUMBING SYSTEMS						
		No Items Required					\$0	
		Subtotal Plumbing Systems					\$0	
	3.7	HEATING, VENTILATION & AIR CONDITIONING						
		No Items Required			\$0.00		\$0	
		Subtotal Heating, Ventilation & Air Conditioning					\$0	
	3.8	ELECTRICAL SYSTEM						
		No Items Required					\$0	
		Subtotal Electrical System					\$0	
	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	
		Subtotal Elevators					\$0	
				Total			\$26,000	

- * - 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 - 533
Project Name:	Herndon Park Maintenance Office/Concession
Location:	2900 Dauphine Street, Mobile, Alabama
Description:	Maintenance/Concession
Date:	October 17, 2017

NO.	SECTION NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF ADA COST	Deficiency Photo
	4.5	ADA MODIFICATIONS					
		No Items Required				\$0	
		Subtotal ADA Modifications				\$0	
						\$0	
				Total		\$0	

* - 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 - 533
Project Name:	Herdon Park Maintenance/Concession/Restroom Buildings
Location:	2900 Dauphine Street, Mobile Alabama
Description:	Maintenance/Concession
Date:	October 17, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	43
No. of Buildings:	3
SFG:	3,700

COMPONENT OR SYSTEM	AVG EUL (Yr)	EFF AGE (Yr)	RUL (Yr)	QUANTITY	UNIT	UNIT COST (\$)	CYCLE REPLMNT COST	PROBABLE REPLACEMENT DATES & ESTIMATED EXPENDITURES (\$)										Total Reserve Item
								2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
								1	2	3	4	5	6	7	8	9	10	
SITE																		
Pavement and Curbing - Allowance	4	0	4	56,000	SF	0.50	28,000	0	0	0	28,000	0	0	0	28,000	0	0	56,000
Annual Storm Water System Maintenance	1	0	1	1	LS	500.00	500	500	500	500	500	500	500	500	500	500	500	5,000
Replace Lighting Standards & Fixtures	10	0	10	2	EA	5,000.00	10,000	0	0	0	0	0	0	0	0	0	10,000	10,000
STRUCTURAL SYSTEM																		
No Items Required	1	0	1		SF	0.00		0	0	0	0	0	0	0	0	0	0	0
EXTERIORS																		
Replace/Repair Wood Siding-Concession Building	7	3	4	350	SF	7.00	2,450	0	0	0	2,450	0	0	0	0	0	0	2,450
Pressure Wash/Clean Building Facades	10	5	5	2,000	SF	0.20	400	0	0	0	0	400	0	0	0	0	0	400
Replace Masonry Expansion & Control Joint Sealants-Maintenance Office	7	3	4	100	LF	5.00	500	0	0	0	500	0	0	0	0	0	0	500
Re-Paint Exterior Sidewall Surfaces-Concession and Restroom Building	10	5	5	1,000	SF	1.50	1,500	0	0	0	0	1,500	0	0	0	0	0	1,500
Replace Overhead Doors, Garage (Residential Grade)-Maintenance Office	20	15	5	2	EA	1,500.00	3,000	0	0	0	0	3,000	0	0	0	0	0	3,000
ROOFING																		
Asphalt Shingle-Remove & Replace-Concession	15	10	5	900	SF	3.00	2,700	0	0	0	0	2,700	0	0	0	0	0	2,700
INTERIORS																		
Upgrade Toilet Room Fixtures/Finishes	10	0	10	250	SF	85.00	21,250	0	0	0	0	0	0	0	0	0	21,250	21,250
PLUMBING SYSTEMS																		
Replace Individual Tank Type DWH-Restroom Building	10	1	9	1	EA	1,200.00	1,200	0	0	0	0	0	0	0	0	1,200	0	1,200
Replace Individual Tank Type DWH-Concession Building	10	6	4	1	EA	1,200.00	1,200	0	0	0	1,200	0	0	0	0	0	0	1,200
HEATING, VENTILATION & AIR CONDITIONING																		
Replace Window Units-Concession and Maintenance Office	15	10	5	4	TON	1,500.00	6,000	0	0	0	0	6,000	0	0	0	0	0	6,000
ELECTRICAL SYSTEM																		
Conduct Infra-Red Survey, Residential Scale	1	0	1	1	EA	1,000.00	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000
FIRE PROTECTION AND LIFE SAFETY																		
No Items Required	1	0	1			0.00		0	0	0	0	0	0	0	0	0	0	0

Capital Reserve Schedule

Project Number:	PC60828394 - 533
Project Name:	Herdon Park Maintenance/Concession/Restroom Buildings
Location:	2900 Dauphine Street, Mobile Alabama
Description:	Maintenance/Concession
Date:	October 17, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	43
No. of Buildings:	3
SFG:	3,700

COMPONENT OR SYSTEM	AVG EUL (Yr)	EFF AGE (Yr)	RUL (Yr)	QUANTITY	UNIT	UNIT COST (\$)	CYCLE REPLMNT COST	PROBABLE REPLACEMENT DATES & ESTIMATED EXPENDITURES (\$)										Total Reserve Item
								2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
								1	2	3	4	5	6	7	8	9	10	
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		Stop	0.00		0	0	0	0	0	0	0	0	0	0	0
ANNUAL REQUIREMENTS (UNINFLATED)								\$1,500	\$1,500	\$1,500	\$33,650	\$15,100	\$1,500	\$1,500	\$29,500	\$2,700	\$32,750	\$121,200
INFLATION RATE FACTOR @ 2.50 %								1	1.0250	1.0506	1.0769	1.1038	1.1314	1.1597	1.1887	1.2184	1.2489	
ANNUAL REQUIREMENTS (INFLATED)								\$1,500	\$1,538	\$1,576	\$36,237	\$16,668	\$1,697	\$1,740	\$35,066	\$3,290	\$40,900	\$140,211
UNINFLATED RESERVE/SFG/YEAR								\$3.28										
INFLATED RESERVE/SFG/YEAR								\$3.79										

AVG EUL: Average Expected Useful Life

EFF AGE: Effective Age

RUL: Remaining Useful Life

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

** - COST OMITTED: Recommendation only.

*** - COST OMITTED: Tenant responsibility.

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

TOPOGRAPHY & DRAINAGE

The building pads are 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 at, or, slightly above the finished grade and pavement. 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

On-site parking areas are paved with asphalt and provide parking for approximately 160 vehicles. There are two disabled accessible parking spaces provided. Concrete curbs are provided on the pavement perimeters throughout the site and at the property entrance aprons. 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 with gravel or decomposed granite pathways access the buildings from the adjoining athletic fields. The site is landscaped with trees, shrubs, and grass covered yards and athletic fields. A chain link fence system is provided around 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 all three buildings consists of a substructure of conventional spread footings and cast-in-place foundation walls with a SOG. There is no basement or cellar level. The superstructures are of conventional wood framing including stud wall framing, floor joists, roof joists and wood decking.

EXTERIOR WALLS, DOORS, WINDOWS AND ROOFING

The façade system of the Maintenance Office/Restroom building consists of veneer face brick over wood framing or CMU. The exterior façade of the Concession/Restroom Building and the Restroom Building consist of painted wood siding and trim. Doors are of steel with steel frames and deadbolt lock systems. The roof is wood framed with wood decking and is finished with asphalt shingles for all three buildings. The asphalt shingle roofing is of various ages.

INTERIORS

The buildings have interior finishes consistent with their use. The Maintenance Office/Restroom building includes a small office with finishes of VCT floor tile, drywall or wood panel walls and drywall ceilings; a storage area with bare concrete floors, unpainted CMU walls and exposed ceilings; and two restroom areas accessed from the exterior of the building with ceramic tile flooring and walls and painted wood plank ceilings. The Concession/Restroom building also has Men's and Women's restrooms with similar finishes; and has a concession/retail area with VCT flooring, wood panel walls and open ceiling. The new Restroom building has two restroom areas with finishes including sealed concrete flooring, painted CMU and plaster ceilings. Fixtures include wall mounted toilets, urinals, and lavatories set within concrete countertop vanities.

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.

Domestic hot water in the new Restroom Building is generated by one electric resistance DWH manufactured by Rheem. The unit has a 30-gallon capacity and is approximately one year old. A domestic water heater

manufactured by Bradford White of approximately 30-gallon capacity provides hot water to the Concession/Restroom Building. A listing of the equipment is provided in the exhibits.

HEATING, COOLING AND VENTILATION

Air conditioning and heating is provided in the Maintenance Office/Restroom Building and the Concession/Restroom Building by three split-systems with condensers located outside the building on the northeast corner. All three AHUs are located throughout the building interiors. A listing of the equipment is provided in the exhibits.

ELECTRICAL SERVICE, METERING, DISTRIBUTION AND EMERGENCY POWER

Electrical power is provided Alabama Power. The Main Service provides 60-amp, 120/208-volt, 3-Phase power to the Maintenance Office/Restroom building and Concession/Restroom Building; and 150-amp, 120/208-volt, 3-phase power to the new Restroom Building. The meters are sited at various locations. Distribution panels are provided and are rated at 100-amp, 208Y/120-volts. There is no emergency generator provided at the site.

FIRE SPRINKLER, STANDPIPES, EMERGENCY EGRESS AND FIRE ALARMS

The buildings are without fire suppression systems or fire alarm systems.

ELEVATORS

There are no 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
AC Unit 1	Maint Office	Fridigaire	No tag	No tag	2 ton	unk	Fair
AC Unit 2	Concession	Unknown	No tag	No tag	2 ton	unk	Fair
DWH	Restroom Building	Rheem	PROE-30-M2-RH95	Q161605340	30 gallon	2016	Good
DWH	Concession	Bradford White	No tag	No tag	30 gallon	unk	Good
Ice Machine	Concession	Manitowoc	QD0282A	030160041	Unk	unk	Good



1. The Herndon Park maintenance office as viewed from the rear.



2. The Subject also includes the concession stand building.



3. A new restroom facility is included with



4. The Herndon Park Maintenance is clad with brick.



5. Concrete sidewalks are located alongside the building.



6. The concession stand is clad with wood panel siding.



7. Roofing systems consist of asphalt shingles of various ages.



8. Interior of the Men's toilet room in the Maintenance Office building.



9. The utility chase area of the new toilet room building.



10. Interior of the Concession Building.



11. Interior storage area of the Maintenance Office Building.



12. Domestic water heater in the Toilet Room building.



13. Typical electrical panel.



14. Main electrical switchgear in the electrical room.



15. Heating and air conditioning is provided by through-wall package units.



16. The kitchen area of the Concession Building.



17. Fire protection is provided by portable fire extinguishers.



18. The Maintenance Office building has a split system which is abandoned-in-place.