

FACILITY CONDITION ASSESSMENT

City of Mobile

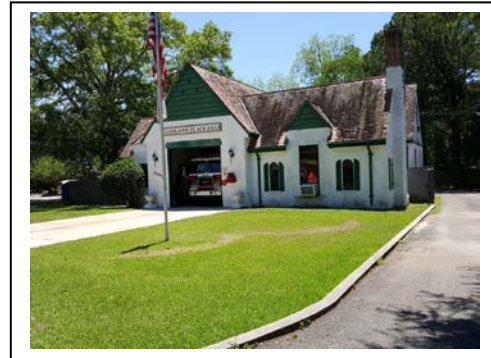
NTP-PL220-16

Facility No: 312

Ashland Place Fire Station No. 12

2407 Old Shell Road

Mobile, Alabama 36607



Project No. PC60828394 - 312

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

CBRE

Facility Condition Assessment

City of Mobile

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Location:

Facility No: 312
Ashland Place Fire Station No. 12
2407 Old Shell Road
Mobile, Alabama 36607

Prepared By:

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CBRE Project No.: PC60828394 - 312

Property Reconnaissance Date: May 2, 2017

Report Date: October 24, 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 - 312
Property Name:	Ashland Place Fire Station No. 12
Property Address:	2407 Old Shell Road
City, State, and Zip:	Mobile, Alabama 36607
Primary Use:	Fire Station
Building Age:	Completed in 1930; 87 Years Old
Reported Occupancy:	100% Occupied
POC/Escorted By:	Cleve Brewer was our POC and was available for the entire walkthrough survey.
Field Observer:	Mukhtar Musa
Date of Site Visit:	May 2, 2017
Weather:	80 to 90 degrees F; Clear Skies
Number of Buildings:	One
Reported Building Size:	COM Provided: 2,500-SFG
Number of Stories:	One

EXECUTIVE SUMMARY

PURPOSE

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

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 ADA Cost Schedule.

GENERAL DESCRIPTION

Ashland Fire Station No. 12 (the "Subject") is an 87-year old (constructed in 1930), 2,500 SFG, single-story fire station located west of Mobile city center.

The Subject is located south of the Ashland Place Historic District in a mixed use retail and residential area and is bound by Old Shell Road to the north, retail building to the east, residential properties to the south, and senior housing to the west. The building covers the central portion of the site. Access to the property is provided by two points along Old Shell Road, one of which provides access to the main truck bay and one serving the parking areas to the south. Parking spaces are arranged on the south side of the building.

PHYSICAL CONDITION

The Subject is considered to be in fair condition with respect to the structural components and mechanical systems. Overall, the Subject exhibits numerous deficiencies which if unattended, may shorten the effective useful life of the structure. 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 following conditions were reported/observed and are worth noting:

- The structure is currently being used as a firehouse and at some point in the past, may have been a residential structure. The building is small with many constraints which may hamper the effectiveness as an emergency response facility.
- City maintenance personnel reported that there is a broken cast iron pipe in the slab. On-site staff were unaware of the issue and the location. Confirmation of the broken pipe location is recommended.

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

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

Moisture Infiltration Issues

Based on representative observations, CBRE did not observe 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 - 312
Project Name:	Ashland Place Fire Station No. 12
Location:	2407 Old Shell Road, Mobile, AL
Description:	Fire Station Building
Date:	October 17, 2017

SECTION NO.	DESCRIPTION	OPINIONS OF COST	
		SHORT TERM	UNINFLATED RESERVES
3.1	Site	\$2,050	\$16,000
3.2	Structural System	\$0	\$0
3.3	Exteriors	\$8,250	\$6,750
3.4	Roofing	\$159,150	\$900
3.5	Interiors	\$350	\$49,500
3.6	Plumbing Systems	\$7,500	\$1,500
3.7	Heating, Ventilation & Air Conditioning	\$4,000	\$4,500
3.8	Electrical System	\$8,650	\$14,900
3.9	Fire Protection and Life Safety	\$9,400	\$0
3.10	Garages and Carports	\$0	\$0
3.11	Elevators	\$0	\$0
TOTAL		\$199,350	\$94,050

SECTION NO.	DESCRIPTION	OPINIONS OF ADA COST
4.5	ADA Modifications	\$14,750
TOTAL		\$14,750

CAPITAL RESERVE SCHEDULE	TOTALS
Aggregate Reserves (Uninflated)	\$94,050
Aggregate Reserves (Inflated)	\$105,499
Uninflated Reserve/SFG/Year	\$3.76
Inflated Reserve/SFG/Year	\$4.22

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394
	- 312
Project Name:	Ashland Place Fire Station No. 12
Location:	2407 Old Shell Road, Mobile, AL
Description:	Fire Station Building
Date:	July 14, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
		SITE					
1		Repair Asphalt Pavement Potholes Excavate potholes and cavitated areas including pavement removal in affected parking and entrance drive areas . Backfill and compact with clean structural fill.	3	MD	\$350.00	\$1,050	
2		Replace Concrete Sidewalk Sections Stretches of sidewalks sections are severely cracked and deteriorated. Such condition were noted along the frontage road. Remove deteriorated sections, prepare bed, and install new 4" thick sidewalks. Sidewalk sections that exhibit cracks but that do not warrant replacement should have all cracks pointed with a non-shrinking grout. This work should include pointing minor crack at the fire truck bay drive.	40	SF	\$25.00	\$1,000	
		Subtotal Site				\$2,050	
	3.2	STRUCTURAL SYSTEM					
		No Items Required				\$0	
		Subtotal Structural System				\$0	
	3.3	EXTERIORS					
3		Re-Paint Exterior Sidewall Surfaces The exterior sidewall finishes is showing evidence of peeling/flaking paint and scouring. All affected areas should be pressure washed/scraped, primed and repainted. This work should recur every 5 to 7 years.	1,500	SF	\$1.50	\$2,250	
4		Replace Single Pane Windows The existing windows have exceeded their EUL. The units are constructed with aluminum frames and are not thermally broken. The frames were noted with areas of pitting, surface chalking and the screens are dirty. Sealant failure was also noted around the windows. The windows are in overall poor condition. We recommend replacement at this time.	12	EA	\$500.00	\$6,000	
		Subtotal Exteriors				\$8,250	
	3.4	ROOFING					
5		Replace Roof Perimeter Gutters and Leaders The Subject's roof perimeter gutters and leaders were found to be damaged and at the end of their EUL. The damaged sections have caused sidewall scouring and foundation perimeter erosion. All sections should be replaced with new 4" aluminum gutters and leaders.	250	LF	\$7.00	\$1,750	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394
	- 312
Project Name:	Ashland Place Fire Station No. 12
Location:	2407 Old Shell Road, Mobile, AL
Description:	Fire Station Building
Date:	July 14, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
6		Invasive Roof Assessment Based on observed conditions, it is recommended a Registered Roof Consultant (RRC) be retained to investigate the tile roof decking, underlayment and attachment. Additionally the RRC should determine a proper restoration scope of work and determine if replacement tiles are available for the system.	1	LS	\$5,400.00	\$5,400	
7		Roof Replacement Budget The clay tile attachment system, underlayment and flashings have exceeded their EUL and replacement or restoration of the system is required. CBRE has included an estimate for replacement of the system with a similar clay tile system (Ludowici). The system may be able to be restored using the existing tiles. However and full scope of work has not yet been determined.	4,000	SF	\$38.00	\$152,000	
Subtotal Roofing						\$159,150	
	3.5	INTERIORS					
8		Repair Interior Ceiling Finishes Areas of the ceiling finishes at the northeast corner storage room were noted to be damaged by roof leaks. At this time we recommend all damaged ceiling tiles be replaced with similar to match existing.	1	MD	\$350.00	\$350	
Subtotal Interiors						\$350	
	3.6	PLUMBING SYSTEMS					
9		Install Reduced Pressure Zone (RPZ) Valve It is unknown if a back-flow prevention device is provided to protect the municipal water system against inadvertent contamination. At this time we recommended a reduced pressure zone valve (RPZ) at the incoming water service be installed.	1	EA	\$6,000.00	\$6,000	
10		Replace Generator Gas Line The natural gas supply line from the main service to the emergency generator was observed to be of a rubber/plastic material. The pipe transitions to copper elbows at bend points. The supply line is in contact with grade and is vulnerable to damage by lawn maintenance equipment. At this time we recommend the flexible piping be removed and the system hard piped with proper natural gas piping and protection from lawn equipment.	2	MD	\$750.00	\$1,500	
Subtotal Plumbing Systems						\$7,500	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394
	- 312
Project Name:	Ashland Place Fire Station No. 12
Location:	2407 Old Shell Road, Mobile, AL
Description:	Fire Station Building
Date:	July 14, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
	3.7	HEATING, VENTILATION & AIR CONDITIONING					
11		Supplement Central A/C System The current system is inadequate in capacity to properly serve the interiors of the buildings. Based on an industry standard of providing 1-ton of conditioned air for every 350-sf of habitable area, the total system capacity should be approximately 3-tons. The current system is approximately 1.5 tons. At this time, we recommend adding another split system condenser and AHU. A mechanical contractor should review the current living arrangements and provide a suitable system. Based on the layout of the building, it may be possible to replace the system with an interior wall mounted AHU and exterior pad mounted condenser system.	2	Ton	\$2,000.00	\$4,000	
						\$0	
		Subtotal Heating, Ventilation & Air Conditioning				\$4,000	
	3.8	ELECTRICAL SYSTEM					
12		Overhaul Emergency Generator The emergency generator is aging and no information was available as to when it was last overhauled. The generator should be overhauled at this time to extend the life of the unit. The capacity of the generator should be verified.	20	kW	\$120.00	\$2,400	
13		Test Emergency Generator We recommend that a full load bank load test be performed for a 2 hour period and that all run sheets be submitted. We further recommend that a maintenance contract be obtained and a log be kept at the set.	1	MD	\$750.00	\$750	
14		Infrared Survey, Commercial Scale No information was available as to when the last infrared survey was conducted of the electrical switchgear. An thermographic survey should be performed at this time to identify developing hot spots. These surveys should be conducted on a periodic basis going forward in accordance with best practices.	1	EA	\$2,500.00	\$2,500	
15		Improve Exterior Site Lighting During our survey of the Subject's exterior spaces, especially at the entrances, we noted the existing fixtures to be old with some damaged. We recommend the installation of new high intensity discharge (HID) fixtures by surface mounted on the facades, over the entrances or generally as needed to improve visibility and security.	6	EA	\$500.00	\$3,000	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394
	- 312
Project Name:	Ashland Place Fire Station No. 12
Location:	2407 Old Shell Road, Mobile, AL
Description:	Fire Station Building
Date:	July 14, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST	Deficiency Photo
						SHORT TERM	
16		LED Lighting Conversion ** Light fixtures throughout the building are dated and may be original to the building with older, energy inefficient lamping. The electrical department indicated a preference to go to all LED fixtures, but haven't yet made that change due to budget restrictions. Ownership may want to consider a lighting conversion project as the cost savings can be substantial with a short return on investment period. No cost is provided as this is considered a discretionary improvement.	2,500	SF	\$5.00	\$0**	
		Subtotal Electrical System				\$8,650	
	3.9	FIRE PROTECTION AND LIFE SAFETY					
17		Install Complete Fire Alarm Panel and System Presently, the Subject is 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.	4,700	SF	\$2.00	\$9,400	
						\$0	
		Subtotal Fire Protection and Life Safety				\$9,400	
	3.10	GARAGES AND CARPORTS					
		No Items Required				\$0	
		Subtotal Garages and Carports				\$0	
	3.11	ELEVATORS					
		No Items Required				\$0	
						\$0	
						\$0	
		Subtotal Elevators				\$0	
				Total		\$199,350	

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

** - COST OMITTED: Recommendation only.

*** - COST OMITTED: Tenant responsibility.

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

Opinions of ADA Modifications

Project Number:	PC60828394
Project Name:	Ashland Place Fire Station No. 12
Location:	2407 Old Shell Road, Mobile, AL
Description:	Fire Station Building
Date:	October 24, 2017

NO.	SECTION NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF ADA COST	Deficiency Photo
	4.5	ADA MODIFICATIONS					
1		Provide Van ADA Parking Spaces The Subject does not have a Van accessible parking space. According to ADAAG, each accessible parking stall should be marked with both pavement striping and international symbol and a posted sign mounted directly in front of the stall. All colors should be contrasting.	1	EA	\$250.00	\$250	
2		Install Compliant Walkway to Building Entrance The Subject is without a paved walkway to the front building entrance. At this time we recommend a concrete walkway, a minimum of 36" wide and a maximum slope of 1:12 be installed to provide access from the new ADA parking space to the front building entrance.	150	SF	\$20.00	\$3,000	
3		Create Accessible Toilet The Subject's toilet room presently does not meet the minimum ADA requirements including access, fixture configuration and clearances. At this time we recommend the existing toilet room be reconfigured to allow access by persons with disabilities.	1	ALLOW	\$10,000.00	\$10,000	
4		Install New ADA Kitchen Sink The kitchen sinks does not meet the minimum ADA requirements including height and under sink clearance. At this time we recommend the cabinet and sink be modified to meet the minimum ADA standards.	1	ALLOW	\$1,500.00	\$1,500	
		Subtotal ADA Modifications				\$14,750	
				Total		\$14,750	

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

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Capital Reserve Schedule

Project Number:	PC60828394 - 312
Project Name:	Ashland Place Fire Station No. 12
Location:	2407 Old Shell Road, Mobile AL
Description:	Fire Station Building
Date:	July 14, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	87
No. of Buildings:	1
SFG:	2,500

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	
								1	2	3	4	5	6	7	8	9	10	
SITE																		
Pavement and Curbing - Allowance	4	0	4	6,000	SF	0.50	3,000	0	0	0	3,000	0	0	0	3,000	0	0	6,000
Apply 1 1/2" Overlay to Asphalt Pavement	15	5	10	4,000	SF	2.50	10,000	0	0	0	0	0	0	0	0	0	10,000	10,000
STRUCTURAL SYSTEM																		
Additional Items	1	0	1		SF	0.00		0	0	0	0	0	0	0	0	0	0	0
EXTERIORS																		
Replace/Repair Stucco Finish	10	5	5	1,500	SF	3.50	5,250	0	0	0	0	5,250	0	0	0	0	0	5,250
Replace Exterior Joint Sealants	7	4	3	150	LF	5.00	750	0	0	750	0	0	0	0	0	0	750	1,500
ROOFING																		
Asphalt Shingle-Remove & Replace	20	18	2	200	SF	4.50	900	0	900	0	0	0	0	0	0	0	0	900
INTERIORS																		
Upgrade Toilet Room Fixtures/Finishes	10	7	3	100	SF	85.00	8,500	0	0	8,500	0	0	0	0	0	0	0	8,500
Upgrade Kitchen Finishes	10	8	2	80	SF	75.00	6,000	0	6,000	0	0	0	0	0	0	0	0	6,000
Upgrade Interior Finishes	10	5	5	1,000	SF	35.00	35,000	0	0	0	0	35,000	0	0	0	0	0	35,000
PLUMBING SYSTEMS																		
Replace Individual Tank Type DWHs	15	11	4	1	EA	1,500.00	1,500	0	0	0	1,500	0	0	0	0	0	0	1,500
HEATING, VENTILATION & AIR CONDITIONING																		
Replace Ceiling Hung Unit Heaters	20	10	10	1	EA	1,500.00	1,500	0	0	0	0	0	0	0	0	0	1,500	1,500
Replace Split Systems, Commercial (1-5 Tons)	20	14	6	2	TON	2,000.00	3,000	0	0	0	0	0	3,000	0	0	0	0	3,000
ELECTRICAL SYSTEM																		
Overhaul Emergency Generator	10	0	10	20	kW	120.00	2,400	0	0	0	0	0	0	0	0	0	2,400	2,400

Capital Reserve Schedule

Project Number:	PC60828394 - 312
Project Name:	Ashland Place Fire Station No. 12
Location:	2407 Old Shell Road, Mobile AL
Description:	Fire Station Building
Date:	July 14, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	87
No. of Buildings:	1
SFG:	2,500

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	
								1	2	3	4	5	6	7	8	9	10	
Replace Emergency Generator (#)	40	11	29	20	KW	400.00	8,000	0	0	0	0	0	0	0	0	0	0	0
Conduct Infra-Red Survey	2	0	2	1	EA	2,500.00	2,500	0	2,500	0	2,500	0	2,500	0	2,500	0	2,500	12,500
ANNUAL REQUIREMENTS (UNINFLATED)								\$0	\$9,400	\$9,250	\$7,000	\$40,250	\$5,500	\$0	\$5,500	\$0	\$17,150	\$94,050
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)								\$0	\$9,635	\$9,718	\$7,538	\$44,428	\$6,223	\$0	\$6,538	\$0	\$21,418	\$105,499
UNINFLATED RESERVE/SFG/YEAR								\$3.76										
INFLATED RESERVE/SFG/YEAR								\$4.22										

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 pad is generally flat with minor variations in grade across the site. Finished grade elevations on the building pad perimeter are even with the adjacent parcels. The ground floor elevation is at, or, slightly above the finished grade and pavement. Storm water drains via sheet-flow to grass areas for percolation or to adjacent city street.

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

Parking areas at the south of the property and the access drive serving the parking area is paved with asphalt. The drive serving the fire truck bay is paved with concrete. There are no disabled accessible parking spaces provided. Concrete curbs are provided on the pavement perimeters at select areas. Site lighting is provided by building-mounted fixtures.

Sidewalks are concrete-paved and are provided at the east side of the building perimeter and along the street frontage. The site is landscaped with trees, shrubs, and grass covered yards. A wooden stockade fence system is provided along property perimeter.

A small wood framed storage shed is located south of the building and is finished with wood siding and asphalt shingle roof system. Wood framed hose drying racks are provided to the south of the building in the rear yard.

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.

The substructure of the building is most likely a shallow foundation system consisting of stem type foundation wall with a concrete SOG. There is no basement or cellar level. The superstructure is of conventional wood framing including roof joists, wood roof trusses and wood decking.

EXTERIOR WALLS, DOORS, WINDOWS AND ROOFING

The façade system consists of painted stucco exterior finish. The fire truck bay opening is located on the north façade and is finished with an overhead door with automatic open/close equipment. Exterior doors are single-leaf painted wooden doors. Windows are of a punctuated design, primarily consisting of single pane glass set within finished aluminum frames. Window design types are operable single-hung units and fixed units.

The roof areas are pitched, gable design and are finished with terracotta tiles. The roofs are original and about 87-years old. The roof is drained via a system of gutters and leaders which terminate at concrete splash blocks. A small section of the west side roof is finished with asphalt shingles.

INTERIORS

The building is designed with a fire truck bay along the east side of the building and is flanked to the west and south side by the living and dormitory areas. The fire truck bay area is finished with concrete flooring, painted walls, painted wood roof framing system, and an overhead metal door on the front side of the fire truck bay.

The west and south section of the building includes the living room, dormitories, kitchen, and toilet rooms. The living room and dormitory areas are finished with VCT, carpet flooring, painted walls, ceiling tiles, and painted roof framing system. The living room is provided with a brick fire place. The kitchen includes wood cabinets, laminate counter top and a stainless steel sink. The Toilet Room is finished with quarry tile floors, painted walls, ceiling tile system. Fixtures include water closets, mirrors, and lavatories.

SUPPLY PIPING, WASTE PIPING AND DOMESTIC HOT WATER

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

Natural gas is provided by Mobile Gas with the main gas service/meter located at the southeast building corner. Natural gas piping was observed to be of black iron.

Domestic hot water is generated by one natural gas-fired DWH manufactured by Bradford White. The unit is of 50-gallon capacity and 10 years old. A listing of the equipment is provided in the exhibits.

HEATING, COOLING AND VENTILATION

Air conditioning and heating for the living areas is provided by one split-system with the condenser located on the west side of the building. The AHU is located in a mechanical closet in the interior of the building. The dormitory is provided additional cooling by a through-wall air conditioning unit. Heating for the truck bay is provided by one ceiling-hung heaters manufactured by Reznor. A listing of the equipment is provided in the exhibits.

ELECTRICAL SERVICE, METERING, DISTRIBUTION AND EMERGENCY POWER

Electrical power is provided by Alabama Power and enters the site overhead from a pole mounted utility transformer located on the northeast side of the property along the frontage road. The main service panel disconnect switch, transfer switch, and meter (SOCO 4662640) are mounted on the east elevation. The main service provides 100-amp, 240-volt, 3-phase power to the building and enters the building above ground.

The Subject is provided with gas fired, 200-kW generator manufactured by Kohler. The emergency generator is complete with a manual transfer switch and is located on concrete pad at the east of the site. The unit was noted with 246.8 run hours. Refer to the exhibits for listing of the equipment.

FIRE SPRINKLER, STANDPIPES, EMERGENCY EGRESS AND FIRE ALARMS

There are no fire sprinkler systems or fire alarm systems currently installed at the Subject. Fire protection is provided by wall mounted fire extinguishers.

ELEVATORS

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

ACRONYMS AND DEFINITIONS

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

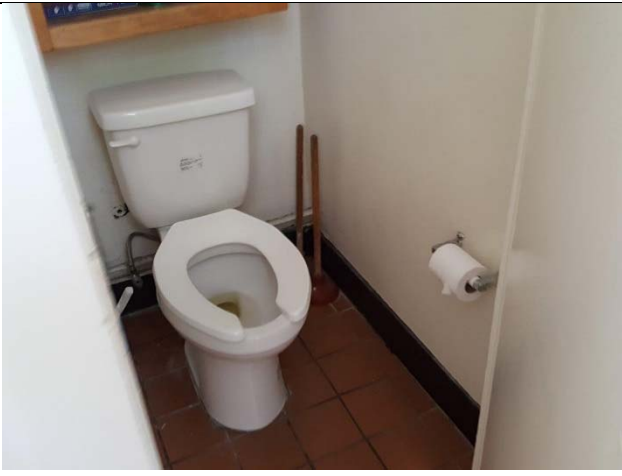
Acronym	Definition	Acronym	Definition
ABA	Architectural Barriers Act		
ABS	Acrylonitrile Butadiene Styrene	HVAC	Heating, Ventilating and Air Conditioning
ACM	Asbestos Containing Material	IAQ	Indoor Air Quality
ADA	Americans with Disabilities Act	IBC	International Building Code
ADAAG	ADA Accessibility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

EXHIBITS

EQUIPMENT LIST

Asset Name	Asset Location	Manufacturer	Model #	Serial #	Capacity	Year Manuf	Condition
DHWH	Janitor's Closet	Bradford White	MI5036FBN	CM8575328	50 Gal	2006	Good
AHU1	Mechanical Closet	Arcoaire	NA	NA	NA	2003	Fair
Condenser	Outside Pad	Arcoaire	HAC030AKA5	E031333230	1.5 Tons	2003	Fair
Generator	Outside Pad	Kohler	20RZ	2129435	20 kW	2006	Fair
Ceiling Heater	Truck Bay	Reznor	NA	NA	NA	NA	Good

	
1. Parking areas at the south of the property and the access drive serving the parking area is paved with asphalt.	2. The drive serving the fire truck bay is paved with concrete.
	
3. Front elevation of the Subject.	4. The fire truck bay area is provided with an overhead on the north elevation side.
	
5. The roofs are pitched and consists of terracotta tiles.	6. Roof is drained by a system of gutters and leaders.

	
7. Wood stockade fencing is provided along the property perimeter.	8. Dormitory interior finishes and condition.
	
9. Toilet room interior fixtures and finishes.	10. Kitchen fixtures and finishes.
	
11. Living room interior finishes and condition.	12. Domestic hot water is generated by a gas fired water heater.



13. Incoming main gas service/meter is located at the southeast building corner.



14. Air conditioning and heating is provided by a split-system with the condensers located outside the building.



15. The AHU is located in a mechanical closet.



16. The main service panel disconnect switch, transfer switch, and meter are located on the east elevation.



17. The Subject is provided with gas fired emergency generator.



18. Site lighting is provided by building mounted fixtures.