FACILITY CONDITION ASSESSMENT
City of Mobile

NTP-PL220-16
Facility No: 714 - 1
Azalea Road Complex – Buildings 1 and 2 (Classrooms)
1302 Azalea Road
Mobile, Alabama 36693

Project No. PC60828394 – 714-1

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: 714-1
40,500 SFG, Two Building Education Complex
1301 Azalea Road
Mobile, Alabama 36693

Prepared By:

Facility Assessment – Consultative Solutions
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CBRE Project No.: PC60828394 – 714-1

Property Reconnaissance Date: March 30, 2017

Report Date: October 24, 2017

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SALIENT ASSIGNMENT INFORMATION	
Project No.:	PC60828394 – 714-1
Property Name:	Azalea Road Complex – Buildings 1 and 2 (Classrooms)
Property Address:	1301 Azalea Road
City, State, and Zip:	Mobile, Alabama 36693
Primary Use:	Primary Education Complex
Building Age:	Completed in 1966; 51 Years Old
Reported Occupancy:	0% Occupied Vacant except for minimal storage items
POC/Escorted By:	Jacob Laurence was our POC and was available for the entire walkthrough survey.
Field Observer:	Lisa Tippin
Date of Site Visit:	March 30, 2017
Weather:	80 degrees F; Clear Skies
Number of Buildings:	Two
Reported Building Size:	COM Provided: 40,500-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 throughout the complex. Costs have been included in the Opinions of ADA Modifications.

GENERAL DESCRIPTION

Azalea Road Complex – Buildings 1 and 2 (Classrooms) complex (the "Subject") is a 51-year education facility located on an 18.25-acre site in Mobile, Alabama. The Subject consists of a one-story school (Building 1), which was constructed in 1966 (subsequent additions/renovations) and an attached pre-engineered classroom building (Building 2). The buildings have a combined area of 40,500 SFG. On the site there are other small, ancillary buildings, including one scheduled to be demolished, that are outside the scope of this Report. On the site, there is also a City of Mobile gymnasium building (Azalea Road Complex – Building 31 Gym), the condition of which is discussed under a separate Facility Condition Assessment (Facility No. 714).

The Subject is located on the east side of Azalea Road, approximately one-half mile south of Government Boulevard. The site extends to the northeast. The north and west portions of the site abut the rear of commercial properties along Azalea Road and Government Boulevard. The site perimeter is heavily wooded, and there are residential properties beyond to the south and east. The building footprint is irregular, and is set back approximately 250' from Azalea Road.

The building was originally constructed in 1966 as a private primary school named Greystone Christian School. Within the last 51 years, there have been additions and renovations, but little historic data could be provided. The complex was gifted to the city of Mobile in 1994. It was used as a "small business incubator" for Greater Mobile Development, which leased classrooms to small businesses at a subsidized rate. Once the Greater Mobile Development Center relocated in 2015, the building has been mainly used for storage of various department for the City of Mobile but has been primarily vacant. The school has classrooms and common areas arranged along either side of central corridors. There is a central core that contains restrooms and equipment rooms. A large auditorium is located on the south side, and has a connecting link to the old administration offices. Access to the site is provided from a large semi-circular drive that has two access points on Azalea Road. Internal roads and parking lots serve the buildings. Parking areas are located on the building perimeter.

PHYSICAL CONDITION

The Subject is considered to be in fair condition with respect to the structural components and mechanical systems. Overall, the Subject exhibits normal and expected wear and tear equal to its age and vacancy. 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 minimal preventive and routine maintenance since becoming vacant in 2014. There are minor deferred maintenance items and physical deficiencies that must be corrected in the short term. These items are listed under the Opinions of Cost Schedule of this Report. In addition, budgeting for the repair or replacement of the major property components (e.g. plumbing and mechanical components, roofing systems) 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 mold growth, but there were significant moisture infiltration issues, most of which appear to have been managed by the City of Mobile through roof repair and continued conditioning of the space to deter mold growth. We did notice a musty smell in the auditorium area, but no obvious signs of water infiltration were noted. Of note, past roof leaks were reported, but have been addressed. Additionally, an area drain backed-up in the yard near Classroom 2, causing flooding under the door. Peeling paint and dirt were observed in the main corridors. No immediate action is required, but on-going monitoring is recommended as the building is vacant so that any water issues can be proactively addressed.

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 - 714 - 1
Project Name:	Azalea Rd Complex - BLDS 1 & 2
Location:	1301 Azalea Road, Mobile, AL 36693
Description:	Education Facility
Date:	October 24, 2017

SECTION NO.	DESCRIPTION	OPINIONS OF COST	
		SHORT TERM	UNINFLATED RESERVES
3.1	Site	$435,500	$58,000
3.2	Structural System	$0	$0
3.3	Exteriors	$42,500	$35,000
3.4	Roofing	$573,000	$45,000
3.5	Interiors	$8,500	$0
3.6	Plumbing Systems	$0	$3,900
3.7	Heating, Ventilation & Air Conditioning	$20,000	$88,800
3.8	Electrical System	$0	$0
3.9	Fire Protection and Life Safety	$800	$0
3.10	Garages and Carports	$0	$0
3.11	Elevators	$0	$0
	TOTAL	$1,080,300	$230,700

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

CAPITAL RESERVE SCHEDULE	TOTALS
Aggregate Reserves (Uninflated)	$230,700
Aggregate Reserves (Inflated)	$265,801
Uninflated Reserve/SFG/Year	$0.57
Inflated Reserve/SFG/Year	$0.66

Opinions of Costs

Deferred Maintenance Existing Deficiencies

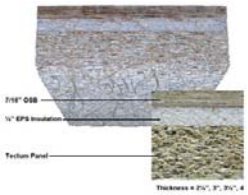
Project Number:	PC60828394 - 714 - 1
Project Name:	Azalea Rd Complex - BLDS 1 & 2
Location:	1301 Azalea Road, Mobile, AL 36693
Description:	Education Facility
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST SHORT TERM	Deficiency Photo
	3.1	SITE					
1		**Rebuild Parking Lots and Roadways** Overall, the drives and parking areas are in poor condition. If the building is to be occupied and put into service, the roadways will need to be reconstruction. This work will likely require over-excavation, proofrolling, compaction, and installation of new pavement structures, curbing, signage and striping.	135,000	SF	$3.20	$432,000	
2		**Prune Overgrown Foliage** Many sections of the site landscaping were found to be overgrown and in contact with the sidewall/roofline. All overgrowth should be pruned back to allow proper ventilation and prevent accelerated sidewall abrasion wear.	10	MD	$350.00	$3,500	
		Subtotal Site				$435,500	
	3.2	STRUCTURAL SYSTEM					
		No Items				$0	
		Subtotal Structural System				$0	
	3.3	EXTERIORS					
3		**Power Wash and Re-Paint Exterior Sidewall Surfaces** All painted sidewall finishes are showing evidence of peeling and flaking paint. All affected areas should be pressure washed/scraped, primed and repainted. This work should recur every 5 to 7 years. Additionally, some of the masonry surfaces along the west wall exhibit mildew growth, apparently from leaks at the gutter systems. Once the gutters have been repaired, pressure wash all affected finishes.	20,000	SF	$1.50	$30,000	
4		**Replace Damaged Awnings** The fabric awnings over the doors in Classroom 2 building are deteriorated and require replacment. The existing aluminum framework is assumed to be sound. Replacement of the fabric can be deferred at the Owner's discretion pending occupancy.	5	EA	$1,000.00	$5,000	
5		**Replace Door and Windows - West Facade** The original steel windows along the west façade are exhibiting significant rusting and deterioratoin. The southwest window into the auditorium is broken and replaced with plywood. Replacement of select door and window systems are warranted.	15	EA	$500.00	$7,500	
6		**Refurbish and Modernize Exterior Envelope**** Components of the exterior wall assembley are aged, worn, and dated (e.g. sealants, windows, paint, flashings). If the building is to be occupied and put into service, consideration should be given to refurbishing the exterior envelope for energy efficiency and lowered maintenance operating expenses. If so, a budget between $1.5M and $2.0M should be established for this work.	35,000	SF	$50.00	$0**	
		Subtotal Exteriors				$42,500	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 714 - 1
Project Name:	Azalea Rd Complex - BLDS 1 & 2
Location:	1301 Azalea Road, Mobile, AL 36693
Description:	Education Facility
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST SHORT TERM	Deficiency Photo
	3.4	ROOFING					
7		**Recover Metal Roof Surface - Building 2** The metal roof show signs of deterioration, particularly at the seams and exposed fasteners. The roof panels should be inspected and repaired as necessary, prepped, and recovered with a compatible elastomeric acrylic. Flashings, gutters, and downspouts should be replaced as part of this work.	9,000	SF	$5.00	$45,000	
8		**Remove & Replace BUR - Building 1** The BUR is in poor condition, and exhibits widespread cracks, blisters, exposed felts and reinforcing, and open lap joints, among other defects. The BUR is no longer effective as a waterproof barrier, and has exceeded its EUL. The BUR should be removed (tear-off) and replaced. New flashings, drain caps, gutters, downspouts, and accessories should be installed as part of this work.	32,000	SF	$16.00	$512,000	
9		**Allow for Roof Deck Replacement - Building 1** The roof decking consists of Tectum panels, which is comprsided of OSB sheathing, XPS insulation board, and a wood fiber and resin veneer. This assembly is suspectible to water damage, and there is evidence of water intrusion in several locations. A budget should be established for Tectum decking replacement when the new BUR described above is installed.	32,000	SF	$0.50	$16,000	
		Subtotal Roofing				$573,000	
	3.5	INTERIORS					
11	3.5	**Clean up Flood Damage - Classroom 2** An area drain was clogged and consequently backed up, causing flooding throughout the building, depositing dirt and leaving a musty odor in Classroom Building 2. Retain a work crew to remove all dirt deposit and water damaged carpeting or finishes. Replacment of finishes is not required until a tenant or alternate use of the building is determined.	8,500	SF	$1.00	$8,500	
12	3.5	**Renovate Interior FF&E**** The building has been vacant for some time, and the interior finishes, furnishings, and equipment are in several stages of disrepari. If thie buiding is to be occupied again and put into service, a comprehensive interior renovation must be performed. If so, a budget between $2.5M and $5.0M should be established for this work.	40,500	SF	$75.00	$0**	
		Subtotal Interiors				$8,500	
	3.6	PLUMBING SYSTEMS					
		No Items				$0	
		Subtotal Plumbing Systems				$0	
	3.7	HEATING, VENTILATION & AIR CONDITIONING					
10		**Remove Existing Defunct HVAC Equipment** The central HVAC system is not in use. Currently, heating and cooling is provided by individual PTAC units at the individual rooms. Although the HVAC system is not in operation, and budget should be established to inspect equipment, remove debris, lubricate valves and moving parts, adjust belts, and evaluation switches and controls, among other items.	1	LS	$20,000.00	$20,000	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 714 - 1
Project Name:	Azalea Rd Complex - BLDS 1 & 2
Location:	1301 Azalea Road, Mobile, AL 36693
Description:	Education Facility
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST SHORT TERM	Deficiency Photo
11		**Replace HVAC System**** The central HVAC system is not in operation, and is considered obsolete and not energy efficient. If the building is be occupied again and put into service, the central HVAC system should be replaced. The scope of work may likely include installation of new network-ptype split systems, controls, ductwork, and trim. If so, a budget between $250K and $500K should be established for this work.	40,500	SF	$7.50	$0**	
		Subtotal Heating, Ventilation & Air Conditioning				$20,000	
	3.8	ELECTRICAL SYSTEM					
12		**Upgrade ELectrical Devices and Lightings**** If the building is be occupied again and put into service, the electrical devices and light fixtures should be replaced. New LED energy-efficient fixtures should be considered. Upgrades will need to be coordinated with the proposed interior renovations as desribed above. If so, a budget between $250K and $500K should be established for this work.	40,500	SF	$10.00	$0**	
		Subtotal Electrical System				$0	
	3.9	FIRE PROTECTION AND LIFE SAFETY					
13		**Pressure Test and Re-Tag Fire Extinguishers** The on-site fire extinguishers were found to have expired inspection tags. Each fire extinguisher should be pressure tested, re-charged (if needed) and re-tagged.	8	EA	$100.00	$800	
14		**Service and Modify Fire and Life Safety Systems**** If the building is be occupied again and put into service, the fire sprinkler and life safety systems will need to be inspected, tested, and modified accordingly to accommodate proposed interior renovations as desribed above. New devices and FACP, among other items, should also be installed. If so, a budget between $200K and $500K should be established for this work.	40,500	SF	$5.00	$0**	
		Subtotal Fire Protection and Life Safety				$800	
	3.10	GARAGES AND CARPORTS					
		No Items				$0	
		Subtotal Garages and Carports				$0	
	3.11	ELEVATORS					
		No Items				$0	
		Subtotal Elevators				$0	
				Total		$1,080,300	

* - 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 - 714 - 1**
Project Name:	**Azalea Rd Complex - BLDS 1 & 2**
Location:	**1301 Azalea Road, Mobile, AL 36693**
Description:	**Education Facility**
Date:	**October 24, 2017**

NO.	SECTION NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF ADA COST	Deficiency Photo
	4.5	**ADA MODIFICATIONS**					
1		**Provide 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	
		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 - 714 - 1
Project Name:	Azalea Rd Complex - BLDS 1 & 2
Location:	1301 Azalea Road, Mobile AL 36693
Description:	Education Facility
Date:	October 17,2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	51
No. of Buildings:	1
SFG:	40,500

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																		
Asphalt Pavement Repairs - Allowance	2	0	2	40,500	SF	0.20	8,100	0	8,100	0	8,100	0	8,100	0	8,100	0	8,100	40,500
Landscaping Maintenance - Allowance	2	0	2	1	LS	3,500.00	3,500	0	3,500	0	3,500	0	3,500	0	3,500	0	3,500	17,500
STRUCTURAL SYSTEM																		
No Items Required	1	0	1			0.00		0	0	0	0	0	0	0	0	0	0	0
EXTERIORS																		
Stone Masonry Pointing	10	7	3	200	LF	5.00	1,000	0	0	1,000	0	0	0	0	0	0	0	1,000
Pressure Wash/Clean Building Facades	10	0	10	20,000	SF	0.20	4,000	0	0	0	0	0	0	0	0	0	4,000	4,000
Re-Paint Exterior Sidewall Surfaces	10	0	10	20,000	SF	1.50	30,000	0	0	0	0	0	0	0	0	0	30,000	30,000
ROOFING																		
BUR-Remove & Replace System	20	0	20	32,000	SF	16.00	512,000	0	0	0	0	0	0	0	0	0	0	0
Standing Seam Metal-Remove & Replace	40	15	25	9,000	SF	20.00	180,000	0	0	0	0	0	0	0	0	0	0	0
Elastomeric Coating	7	0	7	9,000	SF	5.00	45,000	0	0	0	0	0	0	45,000	0	0	0	45,000
INTERIORS																		
Upgrade Lobby Finishes***	10	0	10	500	SF	125.00	62,500	0	0	0	0	0	0	0	0	0	0	0
Upgrade Toilet Room Fixtures/Finishes***	10	0	10	1,000	SF	75.00	75,000	0	0	0	0	0	0	0	0	0	0	0
Upgrade Commons/Classroom Finishes***	10	0	10	39,000	SF	35.00	1,365,000	0	0	0	0	0	0	0	0	0	0	0
PLUMBING SYSTEMS																		
Install Back Flow Prevention Device	15	10	5	1	EA	1,500.00	1,500	0	0	0	0	1,500	0	0	0	0	0	1,500
Replace Individual Tank Type DWHs, Residential Grade	10	8	2	2	EA	1,200.00	2,400	0	2,400	0	0	0	0	0	0	0	0	2,400
HEATING, VENTILATION & AIR CONDITIONING																		
Ongoing HVAC System Repairs	3	0	3	1	LS	20,000.00	20,000	0	0	20,000	0	0	20,000	0	0	20,000	0	60,000
Replace PTAC Systems	15	11	4	36	EA	800.00	28,800	0	0	0	7,200	7,200	7,200	7,200	0	0	0	28,800
ELECTRICAL SYSTEM																		
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 - 714 - 1
Project Name:	Azalea Rd Complex - BLDS 1 & 2
Location:	1301 Azalea Road, Mobile AL 36693
Description:	Education Facility
Date:	October 17, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	51
No. of Buildings:	1
SFG:	40,500

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	
FIRE PROTECTION AND LIFE SAFETY																		
No Items Required	1	0	1		EA	0.00		0	0	0	0	0	0	0	0	0	0	0
GARAGES AND CARPORTS																		
No Items Required	1	0	1		EA	0.00		0	0	0	0	0	0	0	0	0	0	0
ELEVATORS																		
No Items Required	15	0	15		EA	0.00		0	0	0	0	0	0	0	0	0	0	0
	ANNUAL REQUIREMENTS (UNINFLATED)							$0	$14,000	$21,000	$18,800	$8,700	$38,800	$52,200	$11,600	$20,000	$45,600	**$230,700**
	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	$14,350	$22,063	$20,246	$9,603	$43,899	$60,536	$13,789	$24,368	$56,948	**$265,801**
	UNINFLATED RESERVE/SFG/YEAR							**$0.57**										
	INFLATED RESERVE/SFG/YEAR							**$0.66**										

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

BUILDING AND SITE DESCRIPTION

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 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 a mix of asphalt and gravel. Due to the age and disuse of the facility, there is no striping or way to determine the number of parking spaces provided. Consequently, there are also no specifically disabled accessible parking spaces provided. Concrete curbs are provided on the pavement perimeters throughout the site and at the property entrance aprons. We also noted a few areas with landscape timbers. 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 ramps as needed. The site is landscaped with trees, shrubs, and grass covered yards. Heavily wooded areas are located on the north and east sides of the site. There are a few areas of chain link fencing and an enclosed courtyard with water feature on the northwest side of Classroom Building 1.

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 buildings are one-story structures. Construction consists of a substructure of a concrete slab on grade over prepared subbase. Classroom 1 is CMU load-bearing walls that support steel framing with "Tectum" roof decking. Classroom 2 is a pre-engineered building with rigid steel framing. There is no basement or cellar level.

EXTERIOR WALLS, DOORS, WINDOWS AND ROOFING

The facade system on Classroom 1 consists of painted CMU block on all elevations except for the front or west elevation, which has been faced with a stacked stone. There is also a covered canopy area with a metal roof at the main entrance. The doors and windows are a mix of original and replacement with painted metal frames and single pane glazing at the west side of the building. Side entrances are similar metal systems with double doors and side lights. Classroom 2 to the west of the main building is connected to Classroom 2 with a metal roof system and primarily has painted metal panels typical to pre-engineered buildings. The roof on Classroom 1 is a BUR of indeterminate by advanced age. Skylights provide natural light into the building. The roof for Classroom 2 is a metal panel roof typical to metal buildings. Minor leaks were reported, but there do not appear to be major leaks. Replacement of the BUR is warranted and repair of the metal roof is also included in immediate costs.

INTERIORS

The buildings are currently vacant but used as storage for various departments. Corridors are generally double loaded with classrooms on each side. The corridors at Classroom 1 has VCT, painted CMU walls and exposed tectum decking. The finishes at Classroom 2 have painted concrete floors, painted walls and ACT. The classrooms are similarly finished with carpeting or VCT depending upon use. Toilet rooms are finished with ceramic tile floors and walls, acoustical time ceilings and metal partitions. Fixtures include water closets, sinks, mirrors and grab bars. There is also an auditorium on the south side of Classroom 1. It has carpeting, ACT and a stage. It, too, is currently used for storage. Refurbishment of the interior finishes is anticipated as part of a tenant fit out.

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 slab and is not visible. Natural gas is providing by Mobile Gas with the main gas service/meter located at the north side of the building. Natural gas piping was observed to be of black iron

Domestic hot water is generated by two electric resistance DWHs that have been mothballed within the last two years. Replacement of the equipment is anticipated if a new tenant moves in as part of their fit out.

HEATING, COOLING AND VENTILATION

Air conditioning and heating was once provided by a central system with equipment located at the center of the main building. The auditorium has a package unit within a chain link enclosure. The central equipment has primarily been abandoned in place with PTAC units providing the main heating and cooling at the individual spaces. The PTACs range in age and costs have been included to remove the defunct equipment, replace the package unit at the auditorium and replace the PTACs on an on-going basis.

ELECTRICAL SERVICE, METERING, DISTRIBUTION AND EMERGENCY POWER

Electrical power is provided by Alabama Power. The main service provides 200-amp, 120/208-volt, 3-Phase power to the buildings and enters the site above ground to an exterior wall mounted meter. Each building is provided with its own meter mounted on the exterior wall. Distribution panels are provided and are rated at 200-amp to 100-amp, 208Y/120-volts. There is no emergency generator provided at the site.

FIRE SPRINKLER, STANDPIPES, EMERGENCY EGRESS AND FIRE ALARMS

The building is not provided with a sprinkler system but has fire alarm pulls, smoke detectors and fire extinguishers. Fire extinguishers were last inspected in 2014 and were observed to have expired. Fire protection is also provided by a fire alarm panel manufactured by DMP connected to the various devices. Observed devices consist of smoke detectors, A/V devices, emergency lighting, illuminated exit signage and pull stations.

ELEVATORS

Vertical transportation is neither provided nor required in the single story structures.

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

1. The complex is a school that was donated to the City of Mobile in 1994.

2. The damaged sign located along the front edge of the property.

3. There are concrete sidewalks and ramped walkway at the front entrance.

4. A small courtyard area with water feature is enclosed by metal fencing and a masonry covered in vines.

5. The main building is CMU faced with stone on the front elevation.

6. The original classroom building is a single story CMU bearing wall supporting steel structure.

7. Classroom 2 is a pre-manufactured metal building connected by a steel canopy.

8. Classroom 2 primarily has painted metal panels for the walls and roof.

9. The roof over Classroom1 is a BUR that has perimeter downspouts and gutters.

10. The parapet along the front of Classroom 1 has cast stone coping. The canopy is a metal roof structure.

11. Classroom 2 has a low slope metal roof drained by gutters and downspouts.

12. Classroom 1 is a T-shaped building with double loaded corridors and classrooms on each side.

13. Most of the building has been mothballed and is used for storage.

14. Two large multi-user toilets are located in the Classroom 1 building.

15. The old auditorium is used for file storage of various municipal departments.

16. Classroom 2 is similar with double loaded corridors and classrooms on each side.

17. The central HVAC system is not used; some spaces utilize PTAC units.

18. The buildings have fire alarm pull stations and fire extinguishers along the egress routes.