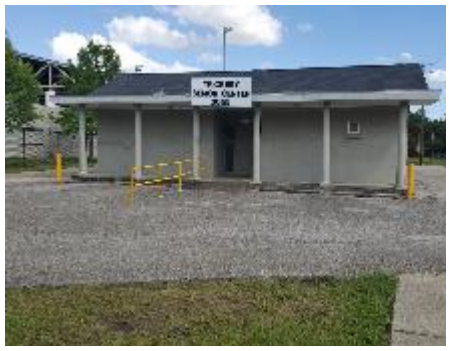
FACILITY CONDITION ASSESSMENT
City of Mobile

NTP-PL220-16
Facility No: 584
Tricksey Senior Center
3055 Bank Avenue
Mobile, Alabama 36617



Project No. PC60828394 - 584

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: 584
3,600 SFG Single Story Senior Center
3055 Bank Avenue
Mobile Alabama 36617

Prepared By:

Facility Assessment – Consultative Solutions
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CBRE Project No.: PC60828394 - 584

Property Reconnaissance Date: May 24 & 25, 2017

Report Date: October 17, 2017

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SALIENT ASSIGNMENT INFORMATION	
Project No.:	PC60828394 - 584
Property Name:	Tricksey Senior Center
Property Address:	3055 Banks Avenue
City, State, and Zip:	Mobile, Alabama 36617
Primary Use:	Senior Center/ Meeting
Building Age:	Assumed 42 years old, Major Renovation and Addition 1997 (20 Years Old)
Reported Occupancy:	100% Occupied
POC/Escorted By:	Jackie Green was our POC and was available for the entire walkthrough survey.
Field Observer:	Lisa Tippin
Date of Site Visit:	May 24 and 25, 2017
Weather:	80 to 90 degrees F; Partly Cloudy Skies
Number of Buildings:	One
Reported Building Size:	3,600 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 Opinions of ADA Modifications.

GENERAL DESCRIPTION

Tricksey Senior Center (the "Subject") is a 3,600 SFG, single-story building used for recreation purposes located within Trinity Gardens park in Mobile, Alabama. The age of the building dates to around 1975, though more definitive information was not available. More specifically, the Subject is located south of the intersection of Ruby and Banks Street. The Subject is primarily a senior's center, with a large activity room, kitchen, offices, storage and toilet rooms to serve the needs of local senior citizens. The south end of the building has two multi-user toilets that are accessed from the exterior only, primarily to support the baseball fields associated with the park.

The Subject consists of a rectangular shaped building that likely was renovated in the mid-1990s to its current use. There is limited asphalt pavement associated with the Subject. A drive from the parking lot serving Trinity Gardens is the primary access point. There are no striped parking spaces near the building and the site is surrounded by a chain link fence with gate. Pedestrian access is provided from the city street and sidewalks surrounding the public park.

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 and use. There is no evidence of any apparent, major structural or mechanical distress noted to be prevalent throughout the complex. Note that CBRE's observations do not preclude the Subject from having system or component specific physical deficiencies, deficiencies that may be costly to remedy, or that deficiencies that may require further study.

The Subject appears as if it has received adequate, though mostly reactive, preventive and routine maintenance over the years. There are minor deferred maintenance items and physical deficiencies that must be corrected in the short term. These items are listed under the Short Term Cost section of this report. In addition, budgeting for the repair or replacement of the routine expenditures for painting, pavement and HVAC is also advised.

It is our opinion that the RUL of the property is at least an additional 35 years, and it can be used for its intended purposes for the same period, provided that recommended repairs identified within this report are completed; physical improvements receive continuing maintenance; and the various components and/or systems are replaced or repaired in a timely basis as needed. Costs to perform the repairs and replacements described within this Report are for budgetary purposes, and may change as after the scope of the work is further defined, detailed drawings and contract documents are prepared, and bids from qualified contractors are solicited.

MOISTURE INFILTRATION ISSUES

Based on representative observations, CBRE did not observe significant visual indications of 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 - 584
Project Name:	Tricksey Senior Center
Location:	3055 Bank Avenue, Mobile, AL 36617
Description:	3,600 SFG Community Center
Date:	October 17, 2017

SECTION NO.	DESCRIPTION	OPINIONS OF COST	
		SHORT TERM	UNINFLATED RESERVES
3.1	Site	$0	$46,700
3.2	Structural System	$0	$0
3.3	Exteriors	$5,200	$7,000
3.4	Roofing	$0	$5,000
3.5	Interiors	$800	$40,000
3.6	Plumbing Systems	$0	$12,000
3.7	Heating, Ventilation & Air Conditioning	$0	$0
3.8	Electrical System	$850	$10,000
3.9	Fire Protection and Life Safety	$0	$7,200
3.10	Garages and Carports	$0	$0
3.11	Elevators	$0	$0
	TOTAL	**$6,850**	**$127,900**

SECTION NO.	DESCRIPTION	OPINIONS OF ADA COST
4.5	ADA Modifications	$15,900
	TOTAL	**$15,900**

CAPITAL RESERVE SCHEDULE	TOTALS
Aggregate Reserves (Uninflated)	**$127,900**
Aggregate Reserves (Inflated)	**$152,371**
Uninflated Reserve/SFG/Year	**$3.55**
Inflated Reserve/SFG/Year	**$4.23**

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 584
Project Name:	Tricksey Senior Center
Location:	3055 Bank Avenue, Mobile, AL 36617
Description:	3,600 SFG Community Center
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST SHORT TERM	Deficiency Photo
		SITE					
		No Items Required				$0	
		Subtotal Site				$0	
	3.2	**STRUCTURAL SYSTEM**					
		No Items Required				$0	
		Subtotal Structural System				$0	
	3.3	**EXTERIORS**					
1		**Repaint Exterior Walls** The exterior CMU walls are chalky with patchy areas. Scrape, prime and repaint at this time.	3,000	SF	$1.50	$4,500	
2		**Wire Brush & Re-Paint Front Door** The front door into the facility is a steel door with side lights protected by wire mesh. Rusting was in evidence on the door, mesh and side lights. Wire brush and remove all loose rust and paint (verify absence of lead based paint), and apply primer and 2-coats of a paint coating.	2	MD	$350.00	$700	
						$0	
		Subtotal Exteriors				$5,200	
	3.4	**ROOFING**					
		No Items Required				$0	
		Subtotal Roofing				$0	
	3.5	**INTERIORS**					
3		**Refurbish Main Senior Center Area** The interior areas are exhibits flaking paint and missing rubber base. Repaint all walls and repair all interior finishes.	400	SF	$2.00	$800	
						$0	
		Subtotal Interiors				$800	
	3.6	**PLUMBING SYSTEMS**					
		No Items Required				$0	
		Subtotal Plumbing Systems				$0	
	3.7	**HEATING, VENTILATION & AIR CONDITIONING**					
						$0	
		Subtotal Heating, Ventilation & Air Conditioning				$0	

Opinions of Costs

Deferred Maintenance Existing Deficiencies

Project Number:	PC60828394 - 584
Project Name:	Tricksey Senior Center
Location:	3055 Bank Avenue, Mobile, AL 36617
Description:	3,600 SFG Community Center
Date:	October 17, 2017

NO.	SECTION #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF COST SHORT TERM	Deficiency Photo
	3.8	ELECTRICAL SYSTEM					
4		**Replace Stab-Lok Electrical Panels** The Subject was found to have federal Stab-Lok electrical panel at the kitchen areas. These panels have been found to exhibit failure potential due to inability to trip in overload conditions, and represent a hazard. Replacement is recommended at this time.	1	EA	$850.00	$850	
		Subtotal Electrical System				$850	
	3.9	FIRE PROTECTION AND LIFE SAFETY					
						$0	
		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		$6,850	

* - 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 - 584**
Project Name:	**Tricksey Senior Center**
Location:	**3055 Bank Avenue, Mobile, AL 36617**
Description:	**3,600 SFG Community Center**
Date:	**October 17, 2017**

NO.	SECTION NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	OPINIONS OF ADA COST	Deficiency Photo
	4.5	**ADA MODIFICATIONS**					
1		**Modify Existing Multi-User Toilets** The existing restrooms are not presently fully accessible and lack the interior clearances necessary. Deficiencies include lack of required clearances at fixtures and toilet stalls, door clearances, hardware, and signage, grab bars, undersink insulation, and mounting heights for fixtures and toilet accessories that are outside compliant ranges. It appears that the existing space could be modified to accomoodate at least one accessible stall in each of the multi-user toilet rooms.	2	EA	$5,200.00	$10,400	
2		**Provide Correct Hardware at Single User Toilets - Senior Center** The doors into the single user toilets at the senior center were noted to have know hardware. Replace with lever hardware at this time.	2	EA	$250.00	$500	
3		**Remove Railing and Install Compliant Ramp** A railing was recently installed at the front door. The railing impedes traffic and the ramp appears to lack the appropriate side flare with cross slope requirement. Remove railing and install appropriate ramp. Railing can be installed along the side of the walls for convenience for the seniors.	1	LS	$5,000.00	$5,000	
						$0	
						$0	
		Subtotal ADA Modifications				$15,900	
				Total		**$15,900**	

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Capital Reserve Schedule

Project Number:	PC60828394 - 584
Project Name:	Tricksey Senior Center
Location:	3055 Bank Avenue, Mobile AL 36617
Description:	3,600 SFG Community Center
Date:	October 17, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	42
No. of Buildings:	1
SFG:	3,600

COMPONENT OR SYSTEM	AVG EUL (Yr)	EFF AGE (Yr)	RUL (Yr)	QUANTITY	UNIT	UNIT COST ($)	CYCLE REPLMNT COST	PROBABLE REPLACEMENT DATES & ESTIMATED EXPENDITURES ($)										Total Reserve Item
								2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
								1	2	3	4	5	6	7	8	9	10	
SITE																		
Apply 1 1/2" Overlay to Asphalt Pavement	15	5	10	11,200	SF	2.50	28,000	0	0	0	0	0	0	0	0	0	28,000	28,000
Pavement and Curbing - Allowance	4	0	4	11,200	SF	0.50	5,600	0	0	0	5,600	0	0	0	5,600	0	0	11,200
Site Concrete Repairs	15	10	5	200	SF	35.00	7,000	0	0	0	0	7,000	0	0	0	0	0	7,000
Annual Storm Water System Maintenance	25	20	5	1	LS	500.00	500	0	0	0	0	500	0	0	0	0	0	500
STRUCTURAL SYSTEM																		
No Items Required																		
EXTERIORS																		
Replace Perimeter Joint Sealants	7	0	7	500	LF	5.00	2,500	0	0	0	0	0	0	2,500	0	0	0	2,500
Re-Paint Exterior Sidewall Surfaces	10	0	10	3,000	SF	1.50	4,500	0	0	0	0	0	0	0	0	0	4,500	4,500
ROOFING																		
Asphalt Shingle-Remove & Replace	30	2	28	4,000	SF	3.00	12,000	0	0	0	0	0	0	0	0	0	0	0
Annual Roof Maintenance	1	1	0	1	LS	500.00	500	500	500	500	500	500	500	500	500	500	500	5,000
INTERIORS																		
Upgrade Interior Finishes	10	0	10	2,000	SF	20.00	40,000	0	0	0	0	0	0	0	0	0	40,000	40,000
PLUMBING SYSTEMS																		
Replace Individual Tank Type DWHs, Commercial Grade	20	13	7	1	EA	12,000.00	12,000	0	0	0	0	0	0	12,000	0	0	0	12,000
Replace Individual Tank Type DWHs, Commercial Grade	20	3	17	1	EA	12,000.00	12,000	0	0	0	0	0	0	0	0	0	0	0
HEATING, VENTILATION & AIR CONDITIONING																		
Replace Split Systems, Residential (Two Units, 4 Tons Each)	20	4	16	8	TON	1,500.00	12,000	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL SYSTEM																		
Conduct Infra-Red Survey, Residential Scale	2	1	1	1	EA	2,000.00	2,000	2,000	0	2,000	0	2,000	0	2,000	0	2,000	0	10,000
FIRE PROTECTION AND LIFE SAFETY																		
Replace/Upgrade Fire Alarm System	20	18	2	3,600	SF	2.00	7,200	0	7,200	0	0	0	0	0	0	0	0	7,200

Capital Reserve Schedule

Project Number:	PC60828394 - 584
Project Name:	Tricksey Senior Center
Location:	3055 Bank Avenue, Mobile AL 36617
Description:	3,600 SFG Community Center
Date:	October 17, 2017

Reserve Term:	10
Inflation Rate (%):	2.50%
Building Age:	42
No. of Buildings:	1
SFG:	3,600

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																		
ELEVATORS																		
No Items Required																		
	ANNUAL REQUIREMENTS (UNINFLATED)							$2,500	$7,700	$2,500	$6,100	$10,000	$500	$17,000	$6,100	$2,500	$73,000	**$127,900**
	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)							$2,500	$7,893	$2,627	$6,569	$11,038	$566	$19,715	$7,251	$3,046	$91,167	**$152,371**
	UNINFLATED RESERVE/SFG/YEAR							**$3.55**										
	INFLATED RESERVE/SFG/YEAR							**$4.23**										

AVG EUL: Average Expected Useful Life

EFF AGE: Effective Age

RUL: Remaining Useful Life

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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

The Subject is a building within a public park. There is limited pavement associated with the Subject, primarily limited to the drive around the building. Parking is provided at the main parking lot associated with Trinity Gardens. There are concrete paved sidewalks throughout the park and up to the building; the remainder of the site is grass. Chain link fencing is provided along the perimeter of the site and around the condenser units.

SUBSTRUCTURE AND SUPERSTRUCTURE

Within the authorized scope of this survey, absolute determination of the foundation and structural framing systems was not possible. CBRE had no access to certified as-built drawings, and did not perform destructive testing or invasive observations. Our non-invasive observations follow.

Construction consists of a substructure of conventional spread footings and cast-in-place foundation walls with a SOG. The superstructure is CMU bearing walls supporting internal wood rafters with a wood roof deck. There is no basement or cellar level.

EXTERIOR WALLS, DOORS, WINDOWS AND ROOFING

The façade system consists of painted CMU bearing walls as the primary exterior material. Wood trim is provided at the roof line. A porch is located at the front of the building. It is support with classical columns that have been painted. A metal door with sidelights protected by metal mesh is provided at main front entrance, Insulated metal service doors are typical at other entrances/ exits. A 20-Year fiberglass shingle roof was installed by Dobson Roofing Company in 2014. The roof is drained by gutters and downspouts.

INTERIORS

The building is current used as a recreation center for seniors. There is a large activity room that doubles as a dining area, which is served by a warming kitchen. Support spaces include toilet rooms, offices, storage and mechanical areas. Finishes vary according to use and include VCT, ceramic tile, quarry tile, painted walls and painted ceilings. At the south end of the building are two multi-user toilet rooms that have an exterior entrance only and are generally associated with the baseball fields, rather than the senior center.

The multi-user toilets have painted concrete flooring, CMU partitions, painted walls and painted ceilings. Porcelain wall hung sinks and floor mounted toilets were also observed.

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 & Sewer System (MAWSS). The meter pit could not be located. Visible domestic supply piping was observed to be of copper and PEX. Sanitary sewer is provided by MAWSS. A majority of the piping is below slab and is not visible.

Domestic hot water is generated by two natural gas-fired DWHs, both by Bradford White and 40-gallon capacity. A listing of the equipment is provided in the exhibits.

HEATING, COOLING AND VENTILATION

Air conditioning and heating is provided by two split-systems with condensers located outside the building on the east side. A listing of the equipment is provided in the exhibits.

ELECTRICAL SERVICE, METERING, DISTRIBUTION AND EMERGENCY POWER

Electrical power is provided by Alabama Power. The Main Service provides 400-amp, 120/208-volt, 3-Phase power to the building and enters the site underground to an exterior wall mounted meter. The meter is located on the south side of the building. 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 building does not have a fire sprinkler system. Fire suppression is provided by wall mounted fire extinguishers throughout the space and an Ansul system over the range. Inspection tags appeared to be current.

A central fire alarm panel manufactured is located in the main activity space. It is remotely monitored and manufactured by DMP. Observed devices consist of smoke detectors, A/V devices, emergency lighting and illuminated exit signage.

ELEVATORS

Vertical transportation is not provided.

Acronyms and Definitions

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

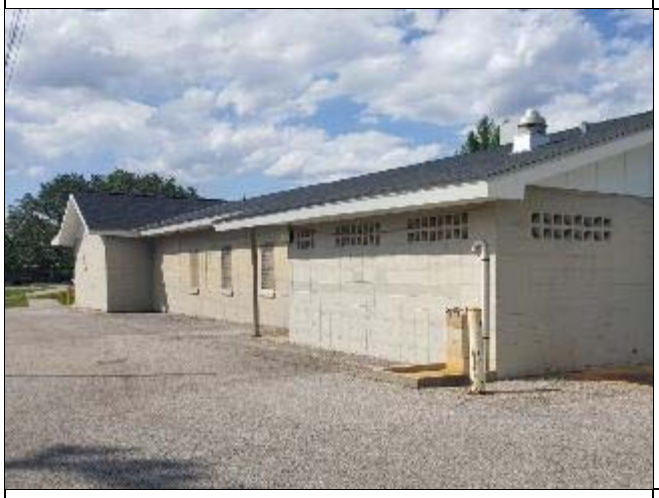
Acronym	Definition	Acronym	Definition
ABA	Architectural Barriers Act		
ABS	Acrylonitrile Butadiene Styrene	HVAC	Heating, Ventilating and Air Conditioning
ACM	Asbestos Containing Material	IAQ	Indoor Air Quality
ADA	Americans with Disabilities Act	IBC	International Building Code
ADAAG	ADA Accessibility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

EXHIBITS

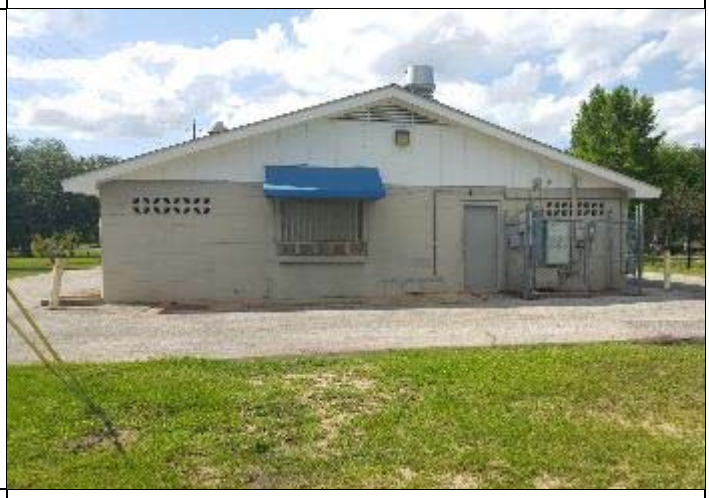
Asset Name	Asset Location	Manufacturer	Model #	Serial #	Capacity	Year Manuf	Condition
DWH-1	Kitchen	Bradford-White	M140S6LLN10	NK7643832	40 gallons	2015	Good
DWH-2	Office Area	Bradford-White	M240S60S5	BK6262043	40 gallons	2005	Good
SS-1	East side of Bldg	Goodman	VSX130481AC	1405668425	4 Tons	2014	Good
SS-2	East side of Bldg	Goodman	VSX130481AC	Not Visible	4 Tons	2014	Good

1. The building is a single story structure accessed by an asphalt drive and concrete sidewalks. A ramp system with metal railings is provided at the front entrance.

2. The exterior wall is painted CMU, which is a bearing wall supporting the wood structure.



3. The west elevation is homogenous with the other sides of the building.



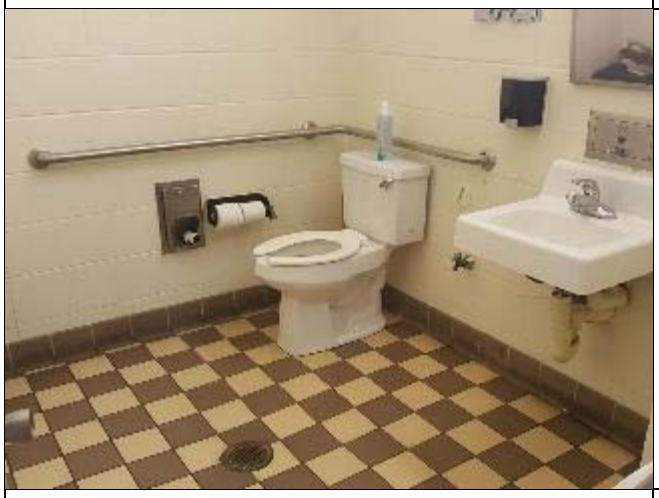
4. The rear elevation of the building has a window with a fabric awning and the electrical service.

5. The east elevation has two condensers enclosed by chain link fencing.

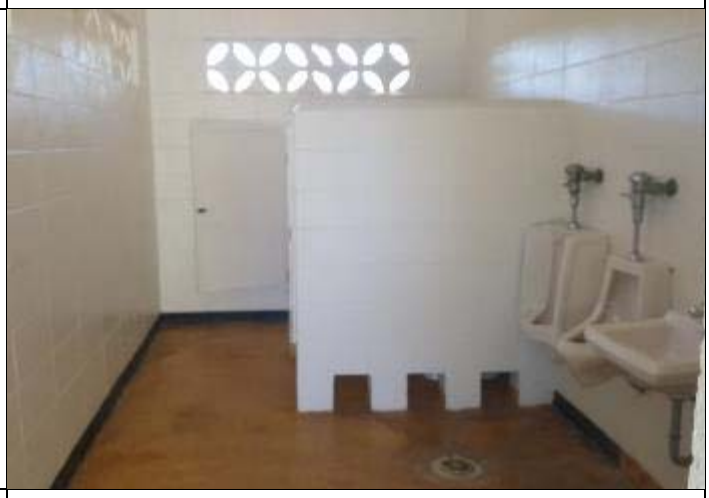
6. The roof is asphalt shingles reportedly about 1 year old.

7. The primary space is a multipurpose space for meeting, art and crafts and dining.

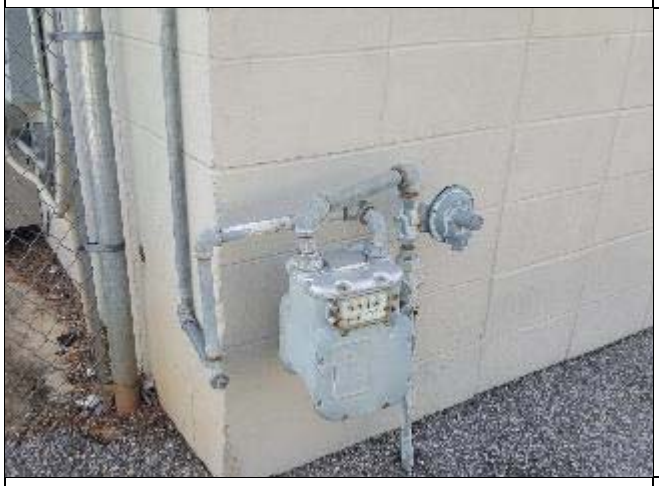
8. A small warming kitchen is located at the rear of the building.



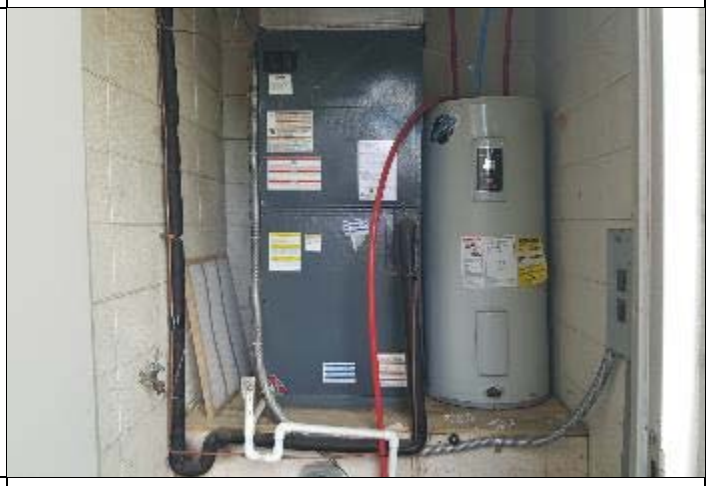
9. Two single user toilet rooms are provided for the senior center.



10. Two multi-user toilet rooms are accessed from the exterior to support the ball fields.



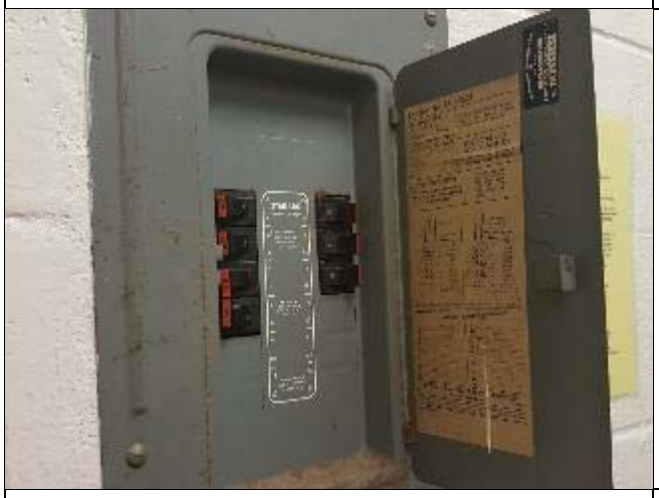
11. A gas meter is located at the southeast corner of the building.



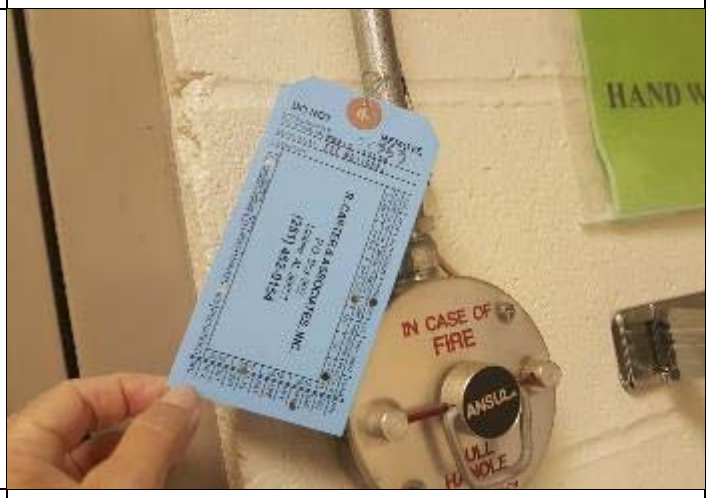
12. The building is heated and cooled by split systems and DWHs provide hot water.

13. Split systems are located at grade in chain link fence enclosures.

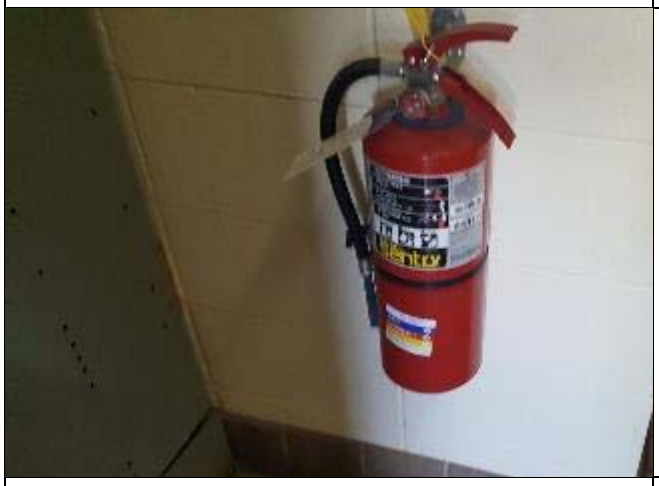
14. The main electrical service enters the Subject into the south side of the building.



15. Stab Lok distribution panels were observed.



16. The building is not sprinklered, but an ansul system is provided over the stove in the warming area.



17. A wall mounted fire extinguishers is located at the front vestibule.

18. A fire alarm and security panel are provided at the front of the facility.