



Facility Condition Assessment

Campus Summary

November 02, 2017



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Facilities Solutions

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NOMENCLATURE

ACBM: Asbestos-containing Building Material

ADA: Americans with Disabilities Act

AHERA: Asbestos Hazard Emergency Response Act

ALPHA: ALPHA Facilities Solutions, LLC

Alterations: Work performed to change the interior arrangements or other physical characteristics of an existing facility or fixed equipment so that it can be used more effectively for its current designated purpose or adapted to a new use.

ASHRAE: American Society of Heating, Refrigerating and Air Conditioning Engineers

ASTM: American Society for Testing and Materials

BOMA: Building Owners and Managers Association

Budgeting: A system by which a prior period's estimate of income and expenditure is adjusted to account for operational realities in order to provide for the cost of maintaining facilities. Traditional budgeting issues may include anticipated needs, organizational growth, the acquisition of new assets, operations and maintenance, deferred maintenance and insurance.

Building: An enclosed and roofed structure that can be traversed without exiting to the exterior.

Building Addition: An area, space or component of a building added to the existing structure, after the original building's year built date.

Capital Renewal: The planned replacement of building subsystems such as roofs, electrical systems, HVAC systems, and plumbing systems that have reached the end of their useful lives. Without significant reinvestment in building subsystems, older facilities will fall into a state of deteriorating condition and functionality, and the repair and maintenance costs will increase (International Facilities Management Association)

Calculated Next Renewal: The year a system or element would be expected to expire, based solely on the date it was installed and the expected service life of the system.

Condition: Condition refers to the state of physical fitness or readiness of a facility, system or systemic element for its intended use.

Cost Model: Parametric equations used to quantify the condition of building systems and estimate the cost necessary to sustain a facility over a given set of reporting periods. These estimated costs can be presented over a timeline to represent a capital renewal schedule.

Current Replacement Value (CRV): CRV is a standard industry cost estimate of materials, supplies and labor required to replace facility at existing size and functional capability. Please note that the terms Plant Replacement Value and Current Replacement Value have the same meaning in the context of determining Facility Condition Index.

Deficiency: A deficiency describes a condition in which there exists the need to repair a building system or component that is damaged, missing, inadequate or insufficient for an intended purpose.

Element: Elements are the major components that comprise building systems.

Facility: A facility refers to site(s), building(s), or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

Facility Condition Assessment (FCA): The process of performing a physical evaluation of the condition of a facility and its systems. The findings of this analysis may be used in conjunction with cost models to estimate the current and future funding streams necessary to maintain a real estate portfolio.

Facility Condition Index (FCI): FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities - the lower the FCI, the better the condition of the facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.

Gross Square Feet (GSF): The size of the enclosed floor space of a building in square feet, measured to the outside face of the enclosing walls.

Hard Costs: Direct costs incurred in relation to a specific construction project. Hard costs may include labor, materials, equipment, etc.

Heating, Ventilation and Air Conditioning (HVAC): A term used to describe building systems responsible for maintaining the temperature, humidity and air quality control.

IFMA: International Facilities Management Association.

Indoor Air Quality (IAQ): A metric used to quantify the air quality within and around buildings and structures, especially as it relates to the health and comfort of building occupants.

Install Year: The year a building or system was built or the most recent major renovation date (where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced).

Inflation: The trend of increasing prices from one year to the next, representing the rate at which the real value of an investment is eroded and the loss in spending power over time.

Interest: The charge for the privilege of borrowing money, typically expressed as an annual percentage rate and commonly calculated using simple or compound interest calculation.

Life Cycle: The period of time that a building, system or element can be expected to adequately serve its intended function.

Maintenance: Work necessary to realize the originally anticipated life of a fixed asset, including buildings, fixed equipment and infrastructure. Maintenance is preventative, whereas repairs are curative.

Mechanical, Electrical and Plumbing (MEP): A term used to describe building systems related to the provision of HVAC, electric and plumbing services to a facility.

Needs: In the context of this report, needs are the backlog of capital renewal requirements.

Next Renewal: The assessor adjusted expected useful life of a system or element as a result of on-site inspection.

Nominal Value: A value expressed in monetary terms for a specific year or years, without adjusting for inflation - also known as face value or par value.

Operations: Activities related to normal performance of the functions for which a building is used (e.g., utilities, janitorial services, waste treatment).

O&M: Operations and Maintenance

Parametric Cost Modeling: Parametric statistics is a branch of statistics that assumes that the data has come from a type of probability distribution and makes inferences about the parameters of the distribution.

Plant Replacement Value (PRV): PRV represents the cost to design and construct a notional facility to current standards to replace an existing facility at the same location. Please note that the terms Plant Replacement Value (PRV) and Current Replacement Value (CRV) have the same meaning in the context of determining Facility Condition Index (FCI).

Present Value (PV): The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows are discounted at a client specified discount rate.

Real Interest Rate: A net interest rate adjusted to remove the effects of inflation. It is the amount by which the nominal interest rate is higher than the inflation rate.

Repairs: Work to restore damaged or worn-out facilities to normal operating condition. Repairs are curative, whereas maintenance is preventative.

Replacements: An exchange of one fixed asset for another that has the same capacity to perform the same function. In contrast to repair, replacement generally involves a complete identifiable item of reinvestment (e.g., a major building component or subsystem).

Return on Investment (ROI): ROI is a financial indicator used to evaluate the performance of an investment and as a means to compare benefit.

Rough Order of Magnitude (ROM): ROM cost estimates are the most basic of cost estimate classifications.

RSMeans: An independent third party provider of building industry construction cost data.

Site: A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support the facility.

Soft Costs: Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

System: System refers to building and related site work elements as described by ASTM Unifomat II, Classification for Building Elements (E1557-97), a format for classifying major facility elements common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method or materials used. See also, "Unifomat II".

Unifomat II: Unifomat II (commonly referred to simply as Unifomat), is ASTM Unifomat II, Classification for Building Elements (E1557-97) – A methodology for classifying major facility components common to most buildings.

Year Built: The year that a building or addition was originally built, based on substantial completion or occupancy.

Table of Contents

City of Venice.....	11
Chuck Reiter Park ADA Restroom	29
City Hall	33
Fire Station 51	37
Fire Station 52	41
Fire Station 53	45
Hangar Building #900	49
Hecksher Park.....	53
Higel Park	57
Police Firing Range	61
Police Station	65
Service Club Restroom	69
South Brohard Park.....	73
South Jetty	77
Triangle Inn	81
Venice Community Center	85
Warehouse	89
Wellfield Park Baseball and Restroom	93
Wellfield Park Football Restroom	97
Wellfield Park Soccer Restroom	101
Wellfield Park Softball Restroom	105
Wellfield Park SW Small Restroom	109
Wellfield Park Tennis-Basketball Restroom	113
Site Infrastructure and Park Assessments	117
City Hall	119
Chuck Reiter Park.....	123
Fire Station 51	127
Fire Station 52	131
Fire Station 53	135
Fishing Pier	139
Hangar Building	143
Hecksher Park.....	147
Higel Park	151
Marina Park	155
Police Firing Range	159
Police Station	163
Service Club	167
South Brohard Park.....	171
South Brohard Paw Park	175

Triangle Inn	179
Venice Community Center.....	183
Warehouse	187
Wellfield Park	191

List of Figures

Figure 1: Current Needs (2017): City of Venice	15
Figure 2: Forecasted Needs (2022): City of Venice	15
<i>Figure 3: Current Needs: Venice by Priority</i>	<i>17</i>
<i>Figure 4: Forecasted Needs – 2022: Venice by Priority</i>	<i>17</i>
Figure 5: Current and Forecasted Needs Summarized by Reporting Period: City of Venice.....	19

List of Tables

Table 1: Facility Description: Summary of Findings – City of Venice	13
Table 2: Expired Systems 2017	21
Table 3: Current and Forecasted Needs Summarized by System: City of Venice	27
<i>Table 4: Forecasted Needs Summarized by System: Chuck Reiter Park ADA Restroom</i>	<i>31</i>
<i>Table 5: Forecasted Needs Summarized by System: City Hall.....</i>	<i>35</i>
<i>Table 6: Forecasted Needs Summarized by System: Fire Station 51.....</i>	<i>39</i>
<i>Table 7: Forecasted Needs Summarized by System: Fire Station 52.....</i>	<i>43</i>
<i>Table 8: Forecasted Needs Summarized by System: Fire Station 53.....</i>	<i>47</i>
<i>Table 9: Forecasted Needs Summarized by System: Hangar Building #900</i>	<i>51</i>
<i>Table 10: Forecasted Needs Summarized by System: Hecksher Park</i>	<i>55</i>
<i>Table 11: Forecasted Needs Summarized by System: Higel Park</i>	<i>59</i>
<i>Table 12: Forecasted Needs Summarized by System: Police Firing Range.....</i>	<i>63</i>
<i>Table 13: Forecasted Needs Summarized by System: Police Station</i>	<i>67</i>
<i>Table 14: Forecasted Needs Summarized by System: Service Club Restroom</i>	<i>71</i>
<i>Table 15: Forecasted Needs Summarized by System: South Brohard Park</i>	<i>75</i>
<i>Table 16: Forecasted Needs Summarized by System: South Jetty</i>	<i>79</i>
<i>Table 17: Forecasted Needs Summarized by System: Triangle Inn</i>	<i>83</i>
<i>Table 18: Forecasted Needs Summarized by System: Venice Community Center</i>	<i>87</i>
<i>Table 19: Forecasted Needs Summarized by System: Warehouse.....</i>	<i>91</i>
<i>Table 20: Forecasted Needs Summarized by System: Wellfield Park Baseball and Restroom.....</i>	<i>95</i>
<i>Table 21: Forecasted Needs Summarized by System: Wellfield Park Football Restroom.....</i>	<i>99</i>
<i>Table 22: Forecasted Needs Summarized by System: Wellfield Park Soccer Restroom</i>	<i>103</i>
<i>Table 23: Forecasted Needs Summarized by System: Wellfield Park Softball Restroom</i>	<i>107</i>
<i>Table 24: Forecasted Needs Summarized by System: Wellfield Park SW Small Restroom.....</i>	<i>111</i>
<i>Table 25: Forecasted Needs Summarized by System: Wellfield Park Tennis-Basketball Restroom.....</i>	<i>115</i>
<i>Table 26: Aggregate Summary for City Hall Infrastructure.....</i>	<i>120</i>
<i>Table 27: Aggregate Summary for Chuck Reiter Park Infrastructure.....</i>	<i>124</i>
<i>Table 28: Aggregate Summary for Fire Station 51 Infrastructure.....</i>	<i>128</i>
<i>Table 29: Aggregate Summary for Fire Station 52 Infrastructure.....</i>	<i>132</i>
<i>Table 30: Aggregate Summary for Fire Station 53 Infrastructure.....</i>	<i>136</i>
<i>Table 31: Aggregate Summary for Fishing Pier Infrastructure</i>	<i>140</i>

Table 32: Aggregate Summary for Hangar Building Infrastructure	144
Table 33: Aggregate Summary for Hecksher Park Infrastructure	148
<i>Table 34: Aggregate Summary for Higel Park Infrastructure</i>	<i>152</i>
Table 35: Aggregate Summary for Marina Park Infrastructure	156
Table 36: Aggregate Summary for Police Firing Range Infrastructure.....	160
Table 37: Aggregate Summary for Police Station Infrastructure	164
Table 38: Aggregate Summary for Service Club Infrastructure	168
Table 39: Aggregate Summary for South Brohard Park Infrastructure	172
Table 40: Aggregate Summary for South Brohard Paw Park Infrastructure	176
Table 41: Aggregate Summary for Triangle Inn Infrastructure	180
Table 42: Aggregate Summary for Venice Community Center Infrastructure	184
Table 43: Aggregate Summary for Warehouse Infrastructure.....	188
Table 44: Aggregate Summary for Wellfield Park Infrastructure	192

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City of Venice

Facility Condition Assessment

Summary of Findings	Year Established	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
	1927	185,612	\$5,523,440	10	\$10,381,871	28
						

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The table contains location-specific information regarding current and forecast Facility Condition Indices.

Table 1: Facility Description: Summary of Findings – City of Venice

Building Name	Age (Years)	Area (SF)	Total Needs 2017	Current Replacement Value	2017 FCI %	Total Needs 2021	2022 FCI %
Chuck Reiter Park ADA	20	792	\$4,788	\$136,123	4	\$20,417	15
Chuck Reiter Park Restroom-	52	2,560	\$0	\$439,995	0	\$0	0
City Hall	27	33,000	\$356,865	\$5,325,606	7	\$2,574,295	48
Fire Station 51	59	6,550	\$354,017	\$1,191,930	30	\$541,766	45
Fire Station 52	28	11,500	\$272,752	\$2,092,701	13	\$937,870	45
Fire Station 53	9	16,800	\$67,748	\$3,057,163	2	\$113,743	4
Hanger Building #900	17	13,200	\$22,445	\$514,800	4	\$204,513	40
Hecksher Park	34	1,220	\$31,298	\$209,685	15	\$59,465	28
Higel Park	41	2,500	\$8,385	\$429,683	2	\$39,780	9
Police Firing Range	37	9,600	\$313,500	\$1,549,267	20	\$501,285	32
Police Station	27	21,900	\$363,748	\$3,534,266	10	\$1,189,299	34
Service Club Restroom	27	400	\$2,200	\$68,749	3	\$20,573	30
South Brohard Park	19	4,000	\$2,418	\$68,749	4	\$10,312	15
South Jetty	18	850	\$35,172	\$146,092	24	\$54,113	37
Triangle Inn	90	3,500	\$83,328	\$420,420	20	\$172,047	41
Venice Comm Center	13	34,100	\$509,813	\$5,914,065	9	\$759,037	13
Warehouse	38	3,280	\$187,497	\$529,494	35	\$212,876	40
Wellfield Park Baseball and	47	550	\$19,700	\$94,530	21	\$22,102	23
Wellfield Park Football	27	500	\$3,023	\$85,937	4	\$22,144	26
Wellfield Park Soccer Restroom	47	480	\$3,931	\$82,499	5	\$3,931	5
Wellfield Park Softball	17	910	\$20,485	\$156,404	13	\$30,116	19
Wellfield Park SW Small	27	290	\$0	\$49,843	0	\$13,163	26
Wellfield Park Tennis-	27	330	\$1,107	\$56,718	2	\$19,804	35
TOTAL:		185,612	\$2,664,220	\$26,951,611	10	\$7,522,651	28
Site Infrastructure			\$2,859,220			\$2,859,220	
GRAND TOTAL			\$5,523,439			\$10,381,871	

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Figures below show the current and forecasted needs respectively for all City of Venice facilities grouped by system.

Figure 1: Current Needs (2017): City of Venice

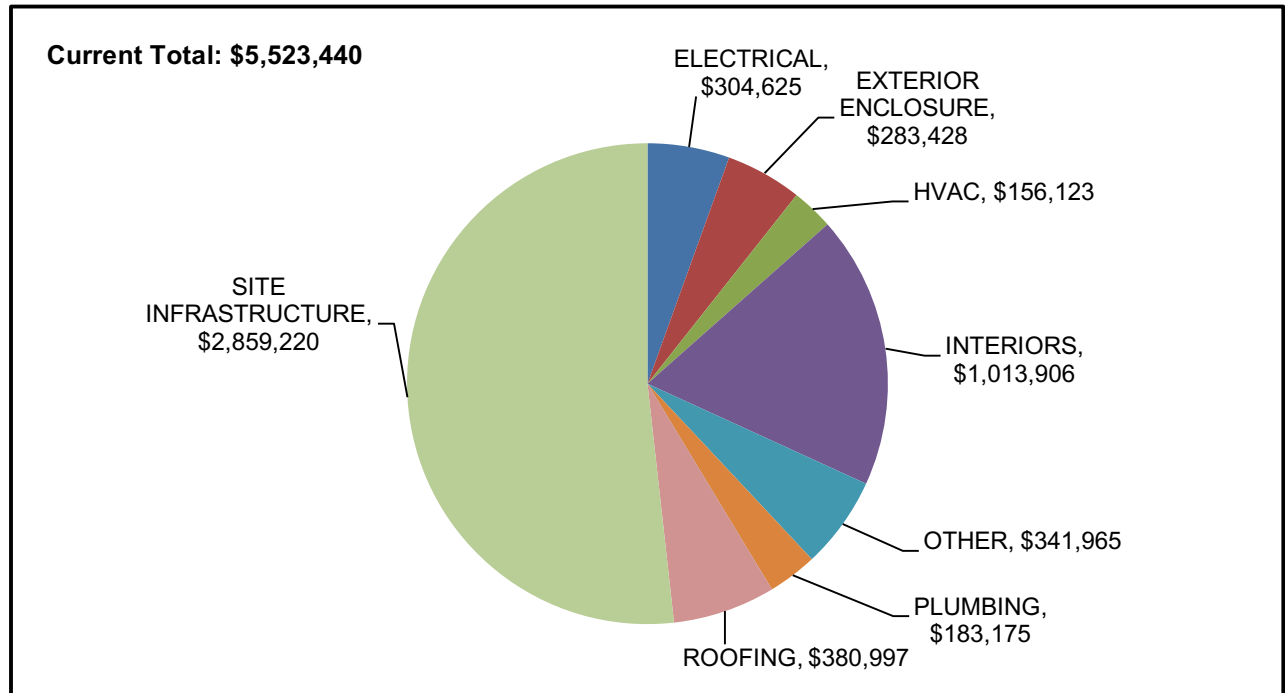
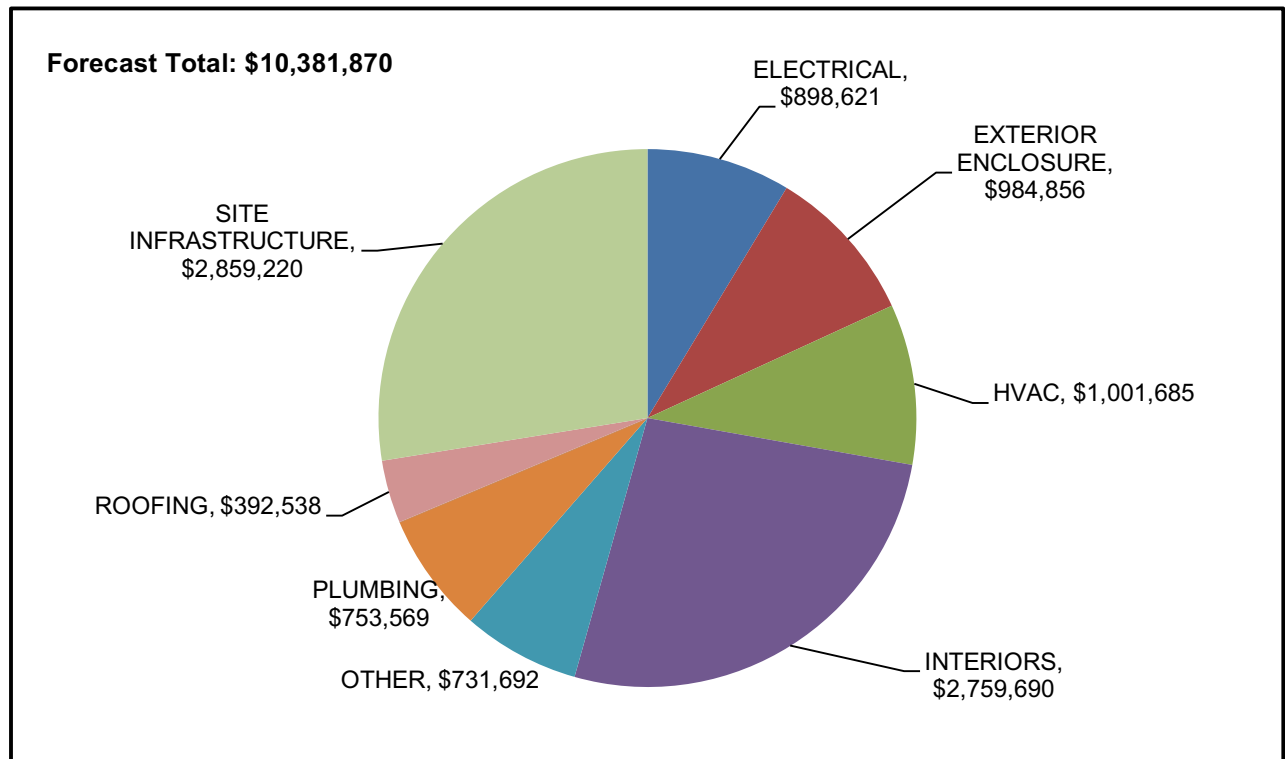


Figure 2: Forecasted Needs (2022): City of Venice



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Figures below show the current and forecasted needs respectively for all District facilities grouped by priority.

Figure 3: Current Needs: Venice by Priority

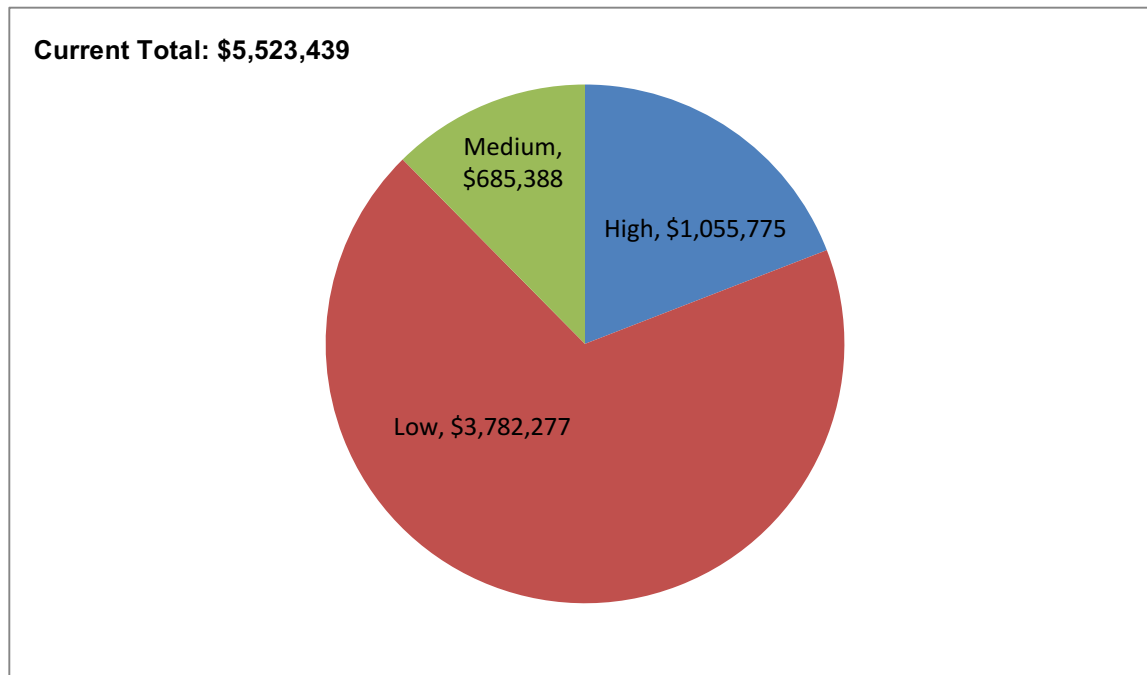
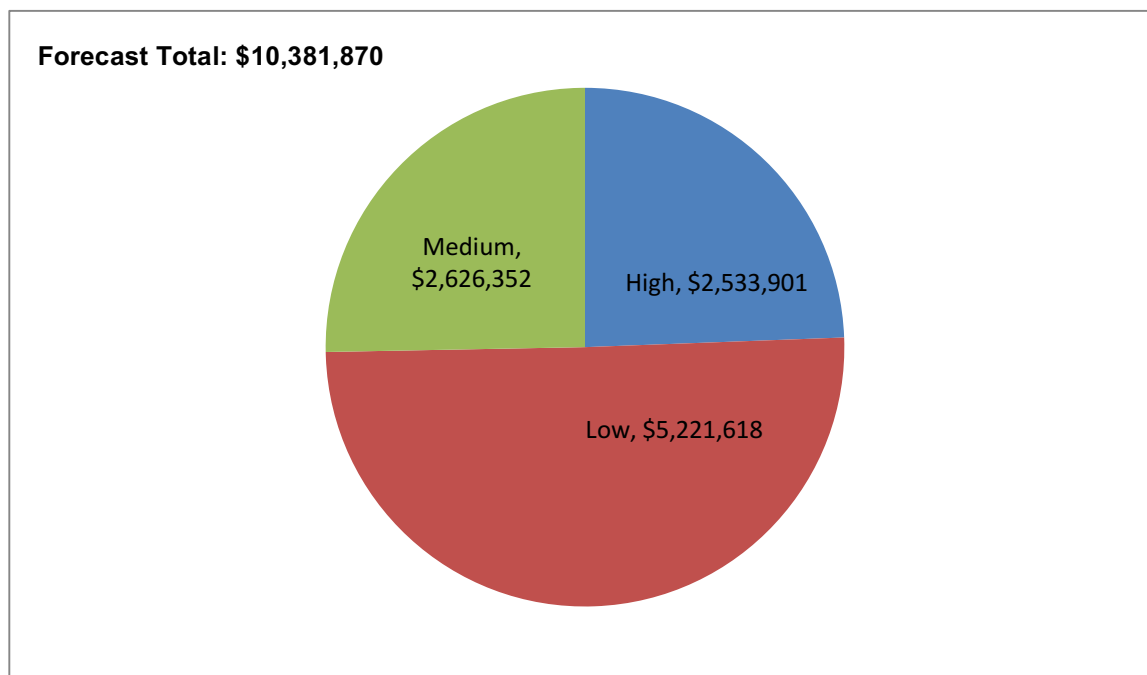


Figure 4: Forecasted Needs – 2022: Venice by Priority

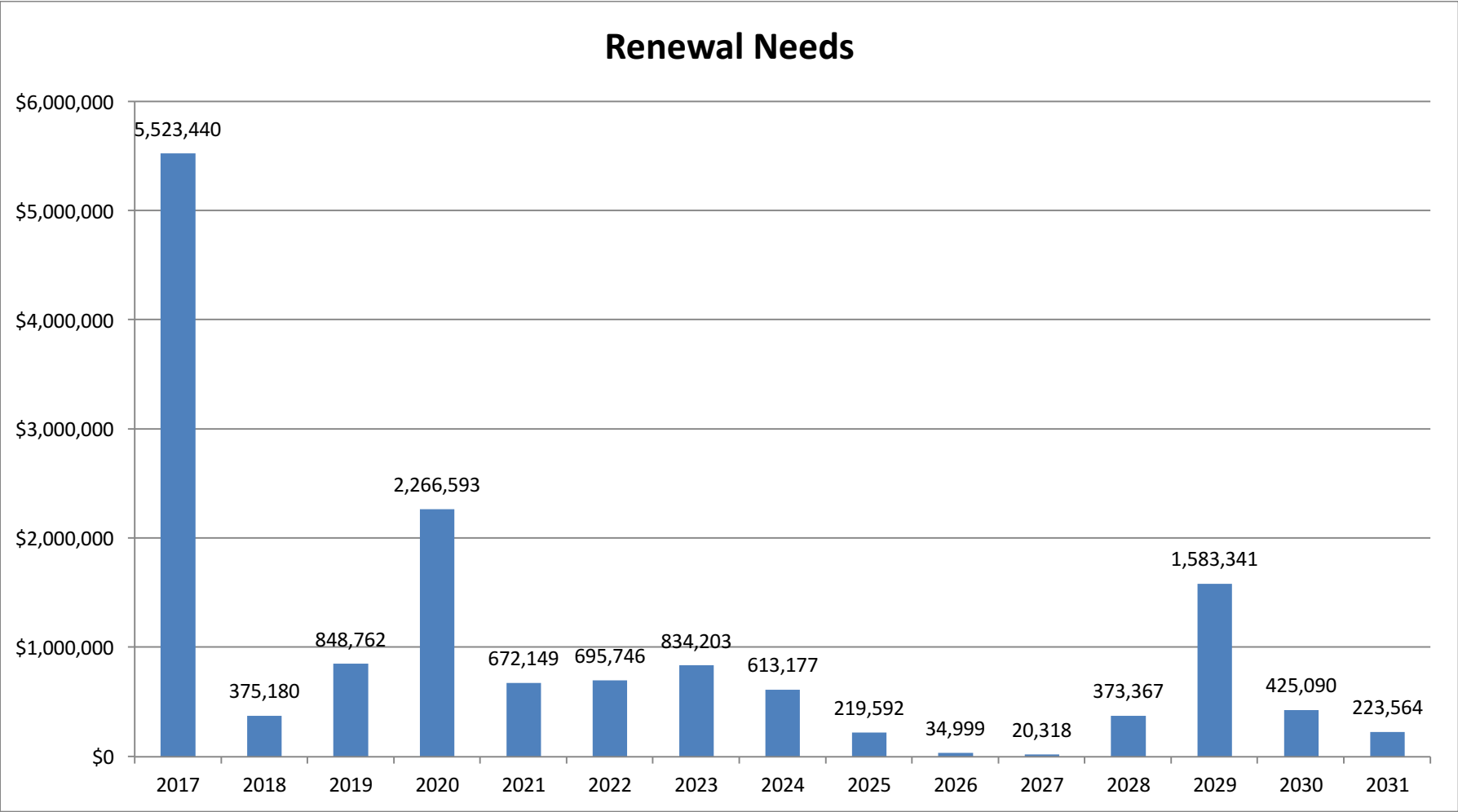


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RENEWAL FORECAST

The renewal forecast below for the City of Venice debt shows the current maintenance and repair backlog and projected facility sustainment requirements over the next 15 years. Please note the renewal forecast does not include potential costs associated with seismic evaluation; seismic retrofitting; hazardous material inspection, evaluation, and mitigation, including asbestos abatement; and NFPA 101 and ADA upgrades. The renewal forecast is shown below:

Figure 5: Current and Forecasted Needs Summarized by Reporting Period: City of Venice



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Table 2: Expired Systems 2017

Building	System Category	System	Priority	2017 Needs
Chuck Reiter Park ADA Restroom	Site Infrastructure	Site Development	Low	\$2,100
Chuck Reiter Park ADA Restroom	Site Infrastructure	Site Development	Low	\$78,750
Chuck Reiter Park ADA Restroom	Site Infrastructure	Site Development	Low	\$8,400
Chuck Reiter Park ADA Restroom	Site Infrastructure	Site Development	Low	\$7,000
Chuck Reiter Park ADA Restroom	Electrical	Lighting	Medium	\$2,656
Chuck Reiter Park ADA Restroom	Interiors	Floor Finishes	Low	\$2,131
City Hall	Site Infrastructure	Pedestrian Pavements	Low	\$5,200
City Hall	Site Infrastructure	Vehicular Pavements	Low	\$73,200
City Hall	Electrical	Emergency Backup / Exit Lighting	High	\$25,740
City Hall	Fire Protection	Fire Alarms	High	\$111,969
City Hall	HVAC	Controls and Instrumentation	Medium	\$95,495
City Hall	Interiors	Wall Finishes	Low	\$45,560
City Hall	Roofing	Roof Coverings	High	\$78,100
Fire Station 51	Site Infrastructure	Pedestrian Pavements	Low	\$1,300
Fire Station 51	Site Infrastructure	Vehicular Pavements	Low	\$7,200
Fire Station 51	Electrical	Branch Wiring	High	\$31,063
Fire Station 51	Electrical	Service Distribution	High	\$15,276
Fire Station 51	Exterior Enclosure	Exterior Doors	Medium	\$21,509
Fire Station 51	Exterior Enclosure	Exterior Walls (Finishes)	High	\$26,414
Fire Station 51	Exterior Enclosure	Exterior Windows	Medium	\$18,852
Fire Station 51	Interior Construction	Interior Doors	Medium	\$22,633
Fire Station 51	Interiors	Ceiling Finishes	Low	\$32,085
Fire Station 51	Plumbing	Domestic Water Distribution	Medium	\$27,486
Fire Station 51	Plumbing	Plumbing Fixtures	Medium	\$49,966
Fire Station 51	Plumbing	Sanitary Waste	Medium	\$49,966
Fire Station 51	Roofing	Roof Coverings	High	\$58,768
Fire Station 52	Site Infrastructure	Pedestrian Pavements	Low	\$7,150
Fire Station 52	Site Infrastructure	Vehicular Pavements	Low	\$40,250
Fire Station 52	Electrical	Lighting	Medium	\$54,538
Fire Station 52	Exterior Enclosure	Exterior Walls (Finishes)	High	\$46,375
Fire Station 52	Fire Protection	Fire Alarms	High	\$39,020
Fire Station 52	Interiors	Ceiling Finishes	Low	\$56,332
Fire Station 52	Roofing	Roof Coverings	High	\$41,269
Fire Station 52	Roofing	Roof Coverings	High	\$35,219
Fire Station 53	Site Infrastructure	Pedestrian Pavements	Low	\$8,450
Fire Station 53	Site Infrastructure	Vehicular Pavements	Low	\$28,200
Fire Station 53	Site Infrastructure	Pedestrian Pavements	Low	\$22,000
Fire Station 53	Exterior Enclosure	Exterior Walls (Finishes)	High	\$67,748

Building	System Category	System	Priority	2017 Needs
Fishing Pier	Site Infrastructure	Site Development	Low	\$55,800
Fishing Pier	Site Infrastructure	Vehicular Pavements	Low	\$192,000
Fishing Pier	Site Infrastructure	Site Development	Low	\$612,500
Hangar Building #900	Site Infrastructure	Pedestrian Pavements	Low	\$163
Hangar Building #900	Site Infrastructure	Vehicular Pavements	Low	\$12,000
Hangar Building #900	Interiors	Floor Finishes	Low	\$22,445
Hecksher Park	Site Infrastructure	Site Development	Low	\$9,300
Hecksher Park	Site Infrastructure	Site Development	Low	\$4,500
Hecksher Park	Site Infrastructure	Vehicular Pavements	Low	\$262,500
Hecksher Park	Site Infrastructure	Site Development	Low	\$81,000
Hecksher Park	Electrical	Branch Wiring	High	\$5,995
Hecksher Park	Plumbing	Domestic Water Distribution	Medium	\$7,870
Hecksher Park	Plumbing	Plumbing Fixtures	Medium	\$8,717
Hecksher Park	Plumbing	Sanitary Waste	Medium	\$8,717
Higel Park	Site Infrastructure	Pedestrian Pavements	Low	\$2,600
Higel Park	Site Infrastructure	Vehicular Pavements	Low	\$3,500
Higel Park	Site Infrastructure	Vehicular Pavements	Low	\$19,200
Higel Park	Electrical	Lighting	Medium	\$8,385
Marina Park	Site Infrastructure	Pedestrian Pavements	Low	\$1,300
Marina Park	Site Infrastructure	Vehicular Pavements	Low	\$78,000
Police Firing Range	Site Infrastructure	Vehicular Pavements	Low	\$35,000
Police Firing Range	Site Infrastructure	Pedestrian Pavements	Low	\$163
Police Firing Range	Electrical	Branch Wiring	High	\$44,199
Police Firing Range	Electrical	Lighting	Medium	\$44,199
Police Firing Range	Exterior Enclosure	Exterior Doors	Medium	\$11,756
Police Firing Range	Exterior Enclosure	Maintenance Roll-up Door	Medium	\$4,290
Police Firing Range	Exterior Enclosure	Exterior Walls (Finishes)	High	\$7,788
Police Firing Range	Exterior Enclosure	Exterior Windows	Medium	\$3,744
Police Firing Range	Interior Construction	Interior Doors	Medium	\$68,216
Police Firing Range	Interiors	Ceiling Finishes	Low	\$77,052
Police Firing Range	Interiors	Floor Finishes	Low	\$15,800
Police Firing Range	Interiors	Wall Finishes	Low	\$13,254
Police Firing Range	Plumbing	Domestic Water Distribution	Medium	\$3,412
Police Firing Range	Roofing	Roof Coverings	High	\$2,373
Police Firing Range	Roofing	Roof Coverings	High	\$17,418
Police Station	Site Infrastructure	Pedestrian Pavements	Low	\$5,850
Police Station	Site Infrastructure	Vehicular Pavements	Low	\$49,200
Police Station	Site Infrastructure	Vehicular Pavements	Low	\$29,750

Building	System Category	System	Priority	2017 Needs
Police Station	Electrical	Emergency Backup / Exit Lighting	High	\$17,082
Police Station	Fire Protection	Fire Alarms	High	\$74,307
Police Station	Fire Protection	Sprinklers & Standpipe	High	\$116,670
Police Station	Interiors	Wall Finishes	Low	\$30,235
Police Station	Roofing	Roof Coverings	High	\$125,454
Service Club Restroom	Site Infrastructure	Pedestrian Pavements	Low	\$1,100
Service Club Restroom	Site Infrastructure	Vehicular Pavements	Low	\$16,800
Service Club Restroom	Site Infrastructure	Site Development	Low	\$22,500
Service Club Restroom	Site Infrastructure	Pedestrian Pavements	Low	\$650
Service Club Restroom	Site Infrastructure	Site Development	Low	\$11,700
Service Club Restroom	Interiors	Floor Finishes	Low	\$1,076
Service Club Restroom	Interiors	Wall Finishes	Low	\$1,123
South Brohard Park	Site Infrastructure	Vehicular Pavements	Low	\$24,500
South Brohard Park	Site Infrastructure	Site Development	Low	\$29,920
South Brohard Park	Site Infrastructure	Pedestrian Pavements	Low	\$22,750
South Brohard Park	Site Infrastructure	Pedestrian Pavements	Low	\$2,275
South Brohard Park	Site Infrastructure	Vehicular Pavements	Low	\$206,500
South Brohard Park	Site Infrastructure	Site Development	Low	\$750
South Brohard Park	Electrical	Lighting	Medium	\$1,342
South Brohard Park	Interiors	Floor Finishes	Low	\$1,076
South Jetty	Electrical	Lighting	Medium	\$2,851
South Jetty	Exterior Enclosure	Exterior Doors	Medium	\$8,387
South Jetty	Exterior Enclosure	Exterior Walls (Finishes)	High	\$10,343
South Jetty	Interiors	Ceiling Finishes	Low	\$2,287
South Jetty	Interiors	Floor Finishes	Low	\$2,287
South Jetty	Interiors	Wall Finishes	Low	\$9,017
Triangle Inn	Site Infrastructure	Vehicular Pavements	Low	\$8,750
Triangle Inn	Electrical	Lighting	Medium	\$21,267
Triangle Inn	Exterior Enclosure	Exterior Doors	Medium	\$1,420
Triangle Inn	HVAC	Terminal & Package Units	Medium	\$22,559
Triangle Inn	Interiors	Ceiling Finishes	Low	\$14,769
Triangle Inn	Interiors	Floor Finishes	Low	\$23,314
Venice Comm Center	Site Infrastructure	Vehicular Pavements	Low	\$525,000
Venice Comm Center	Exterior Enclosure	Exterior Walls (Finishes)	High	\$14,629
Venice Comm Center	Interior Construction	Toilet Partitions	Low	\$23,868
Venice Comm Center	Interiors	Floor Finishes	Low	\$339,922
Venice Comm Center	Interiors	Wall Finishes	Low	\$131,394
Warehouse	Site Infrastructure	Vehicular Pavements	Low	\$17,500
Warehouse	Electrical	Lighting	Medium	\$22,540
Warehouse	Electrical	Emergency Backup / Exit Lighting	High	\$921

Building	System Category	System	Priority	2017 Needs
Warehouse	Exterior Enclosure	Exterior Doors	Medium	\$4,017
Warehouse	Exterior Enclosure	Maintenance Roll-up Door	Medium	\$8,580
Warehouse	Exterior Enclosure	Exterior Walls (Finishes)	High	\$15,453
Warehouse	Exterior Enclosure	Exterior Windows	Medium	\$3,147
Warehouse	HVAC	Terminal & Package Units	Medium	\$38,069
Warehouse	Interiors	Ceiling Finishes	Low	\$26,326
Warehouse	Interiors	Floor Finishes	Low	\$32,389
Warehouse	Interiors	Wall Finishes	Low	\$4,528
Warehouse	Plumbing	Domestic Water Distribution	Medium	\$1,740
Warehouse	Plumbing	Sanitary Waste	Medium	\$7,394
Warehouse	Roofing	Roof Coverings	High	\$22,394
Wellfield Park Baseball and Restroom	Site Infrastructure	Vehicular Pavements	Low	\$84,000
Wellfield Park Baseball and Restroom	Site Infrastructure	Site Development	Low	\$16,800
Wellfield Park Baseball and Restroom	Site Infrastructure	Vehicular Pavements	Low	\$52,250
Wellfield Park Baseball and Restroom	Site Infrastructure	Site Development	Low	\$8,050
Wellfield Park Baseball and Restroom	Site Infrastructure	Site Development	Low	\$27,900
Wellfield Park Baseball and Restroom	Site Infrastructure	Site Development	Low	\$36,000
Wellfield Park Baseball and Restroom	Electrical	Branch Wiring	High	\$2,703
Wellfield Park Baseball and Restroom	Electrical	Service Distribution	High	\$1,085
Wellfield Park Baseball and Restroom	Interiors	Ceiling Finishes	Low	\$1,480
Wellfield Park Baseball and Restroom	Interiors	Floor Finishes	Low	\$1,480
Wellfield Park Baseball and Restroom	Interiors	Wall Finishes	Low	\$1,544
Wellfield Park Baseball and Restroom	Plumbing	Domestic Water Distribution	Medium	\$3,548
Wellfield Park Baseball and Restroom	Plumbing	Plumbing Fixtures	Medium	\$3,930
Wellfield Park Baseball and Restroom	Plumbing	Sanitary Waste	Medium	\$3,930
Wellfield Park Football Restroom	Electrical	Lighting	Medium	\$1,677
Wellfield Park Football Restroom	Interiors	Floor Finishes	Low	\$1,346

Building	System Category	System	Priority	2017 Needs
Wellfield Park Soccer Restroom	Interiors	Ceiling Finishes	Low	\$1,292
Wellfield Park Soccer Restroom	Interiors	Floor Finishes	Low	\$1,292
Wellfield Park Soccer Restroom	Interiors	Wall Finishes	Low	\$1,348
Wellfield Park Softball Restroom	Exterior Enclosure	Exterior Doors	Medium	\$8,979
Wellfield Park Softball Restroom	Interiors	Floor Finishes	Low	\$2,449
Wellfield Park Softball Restroom	Interiors	Wall Finishes	Low	\$2,555
Wellfield Park Softball Restroom	Plumbing	Plumbing Fixtures	Medium	\$6,502
Wellfield Park Tennis-Basketball Restroom	Electrical	Lighting	Medium	\$1,107
Total:				\$5,523,440

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Table 3: Current and Forecasted Needs Summarized by System: City of Venice

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$5,523,440	\$375,180	\$848,762	\$2,266,593	\$672,149	\$695,746	\$834,203	\$613,177	\$219,592	\$34,999	\$20,318	\$373,367	\$1,583,341	\$425,090	\$223,564	\$0	\$295,888	\$676,254	\$377,262	\$9,988	\$1,563
Exterior Enclosure	\$283,428	\$2,402	\$124,324	\$399,599	\$14,742	\$160,360	\$55,168	\$11,813	\$81,398	\$0	\$0	\$34,320	\$108,786	\$0	\$0	\$0	\$48,354	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$188,748	\$2,402	\$17,400	\$51,937	\$0	\$0	\$0	\$2,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$25,743	\$0	\$0	\$139,520	\$14,742	\$160,360	\$0	\$0	\$0	\$0	\$0	\$0	\$108,786	\$0	\$0	\$0	\$48,354	\$0	\$0	\$0	\$0
Exterior Doors	\$56,067	\$0	\$106,924	\$143,791	\$0	\$0	\$55,168	\$5,427	\$81,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Roll-up Door	\$12,870	\$0	\$0	\$64,350	\$0	\$0	\$0	\$4,290	\$0	\$0	\$0	\$34,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$380,997	\$0	\$3,207	\$3,207	\$5,126	\$0	\$3,931	\$0	\$124,167	\$0	\$0	\$94,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$380,997	\$0	\$3,207	\$3,207	\$5,126	\$0	\$3,931	\$0	\$124,167	\$0	\$0	\$94,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$114,717	\$0	\$48,193	\$11,232	\$29,375	\$248,531	\$0	\$0	\$0	\$0	\$0	\$0	\$444,719	\$0	\$0	\$0	\$58,051	\$0	\$0	\$0	\$0
Interior Doors	\$90,849	\$0	\$42,577	\$0	\$29,375	\$234,491	\$0	\$0	\$0	\$0	\$0	\$0	\$444,719	\$0	\$0	\$0	\$58,051	\$0	\$0	\$0	\$0
Toilet Partitions	\$23,868	\$0	\$5,616	\$11,232	\$0	\$14,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$899,189	\$274,556	\$324,482	\$139,036	\$405,514	\$264,865	\$0	\$352,424	\$3,283	\$0	\$0	\$82,293	\$339,922	\$780	\$0	\$0	\$45,995	\$0	\$0	\$0	\$0
Ceiling Finishes	\$211,622	\$0	\$196,046	\$80,824	\$56,332	\$264,865	\$0	\$352,424	\$0	\$0	\$0	\$82,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$447,008	\$234,191	\$38,212	\$46,883	\$349,183	\$0	\$0	\$0	\$3,283	\$0	\$0	\$0	\$339,922	\$780	\$0	\$0	\$45,995	\$0	\$0	\$0	\$0
Wall Finishes	\$240,559	\$40,365	\$90,224	\$11,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,240	\$45,240	\$0	\$0	\$0	\$0	\$0	\$0
Conveying Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,240	\$45,240	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$183,175	\$0	\$147,541	\$393,854	\$14,499	\$14,499	\$0	\$0	\$0	\$13,732	\$16,426	\$8,296	\$6,073	\$74,178	\$0	\$0	\$0	\$513,075	\$0	\$3,572	\$0
Domestic Water Distribution	\$44,055	\$0	\$53,742	\$38,924	\$0	\$0	\$0	\$0	\$0	\$2,921	\$5,109	\$2,580	\$0	\$25,093	\$0	\$0	\$0	\$326,357	\$0	\$0	\$0
Plumbing Fixtures	\$69,114	\$0	\$0	\$219,542	\$0	\$14,499	\$0	\$0	\$0	\$5,405	\$5,659	\$2,858	\$6,073	\$21,292	\$0	\$0	\$0	\$93,359	\$0	\$3,572	\$0
Sanitary Waste	\$70,006	\$0	\$93,800	\$135,388	\$14,499	\$0	\$0	\$0	\$0	\$5,405	\$5,659	\$2,858	\$0	\$27,793	\$0	\$0	\$0	\$93,359	\$0	\$0	\$0
HVAC	\$156,123	\$0	\$0	\$845,562	\$0	\$0	\$702,590	\$98,679	\$0	\$0	\$0	\$45,801	\$462,539	\$0	\$178,324	\$0	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$95,495	\$0	\$0	\$0	\$0	\$0	\$0	\$98,679	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cooling Generation	\$0	\$0	\$0	\$447,619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$462,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$60,628	\$0	\$0	\$397,944	\$0	\$0	\$702,590	\$0	\$0	\$0	\$0	\$45,801	\$0	\$0	\$178,324	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$341,965	\$98,222	\$115,701	\$0	\$175,804	\$0	\$57,002	\$0	\$0	\$0	\$0	\$0	\$182,196	\$0	\$0	\$0	\$143,489	\$0	\$0	\$0	\$0
Fire Alarms	\$225,295	\$0	\$115,701	\$0	\$0	\$0	\$57,002	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$116,670	\$98,222	\$0	\$0	\$175,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,196	\$0	\$0	\$0	\$143,489	\$0	\$0	\$0	\$0
Electrical	\$304,625	\$0	\$85,312	\$474,103	\$27,089	\$7,491	\$15,512	\$150,262	\$10,744	\$21,267	\$3,892	\$108,108	\$39,105	\$304,892	\$0	\$0	\$0	\$163,179	\$377,262	\$6,416	\$1,563
Branch Wiring	\$83,960	\$0	\$58,714	\$407,271	\$0	\$0	\$0	\$0	\$0	\$21,267	\$3,892	\$1,966	\$12,285	\$30,305	\$0	\$0	\$0	\$148,417	\$0	\$0	\$0
Lighting	\$160,561	\$0	\$0	\$35,155	\$0	\$1,342	\$0	\$150,262	\$5,635	\$0	\$0	\$79,672	\$0	\$23,475	\$0	\$0	\$0	\$0	\$377,262	\$0	\$0
Service Distribution	\$16,361	\$0	\$0	\$28,948	\$0	\$0	\$2,408	\$0	\$0	\$0	\$0	\$0	\$26,820	\$251,112	\$0	\$0	\$0	\$14,762	\$0	\$6,416	\$1,563
Other Electrical Services	\$43,743	\$0	\$26,598	\$2,730	\$27,089	\$6,150	\$13,104	\$0	\$5,109	\$0	\$0	\$26,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$2,859,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$80,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Development	\$1,012,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$1,765,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Chuck Reiter Park ADA Restroom

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1997	792	\$4,788	4	\$20,417	15
Construction Type	Single Story Painted Concrete Structure						
Roof Type	Asphalt Shingles						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



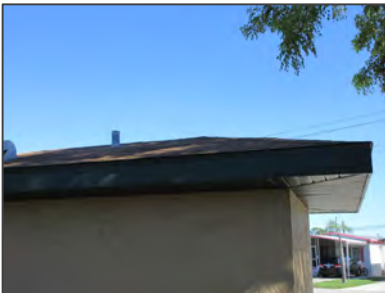
Interiors

Painted flooring was observed to be in poor condition. The floor finish system was observed to have stains and worn patterns from high traffic use.



Plumbing

All fixtures were observed to be in good condition. Manual flush valves and sink fixtures were noted.



Roofing

The asphalt shingled roof system was found to be in good condition. No leaks were observed or reported.

Table 4: Forecasted Needs Summarized by System: Chuck Reiter Park ADA Restroom

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$101,038	\$0	\$4,355	\$11,274	\$0	\$0	\$0	\$0	\$3,207	\$0	\$20,318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,563
Exterior Enclosure	\$0	\$0	\$0	\$11,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$3,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$7,815	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$2,131	\$0	\$4,355	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$2,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$2,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$2,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,659	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$2,656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,892	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,563
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,892	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$2,656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,563
Site Infrastructure	\$96,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Development	\$96,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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City Hall

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1990	33,000	\$356,865	7	\$2,574,295	48
Construction Type	Multi Storied Concrete Painted Structure						
Roof Type	Combination Built Up and Clay Tile						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	Chiller and Split DX Unit(s)						
Elevator	No						
Fire Sprinkler	Yes						
Fire Alarm	Yes						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Exterior Enclosure

Exterior doors frames and finishes are faded and chipped. Deteriorated door hardware could be a security issue in the future.



Fire Protection

Fire alarm and detection system is expired due to age and condition.



HVAC

The split-DX units are original and use R-22 refrigerant. Insulation at exterior DX lines is deteriorated in many locations. Although the system is functioning and is well maintained, the units are near the end of average service life.



Roofing

Built-up roof covering was in poor condition. Tears and holes were observed. The fabric is worn, and leaks will become more frequent. Rain water drainage was observed to be inadequate due to roof slope.

Table 5: Forecasted Needs Summarized by System: City Hall

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$435,265	\$0	\$0	\$1,047,618	\$501,673	\$668,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$193,760	\$0	\$0	\$0	\$0	\$226,769	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$40,412	\$0	\$160,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$160,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$40,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$78,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$78,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$242,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$234,491	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Toilet Partitions	\$0	\$0	\$0	\$0	\$0	\$8,424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$45,560	\$0	\$0	\$0	\$325,868	\$264,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$264,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$325,868	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$45,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveying Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$166,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$17,503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$74,389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$74,389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$95,495	\$0	\$0	\$614,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$95,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cooling Generation	\$0	\$0	\$0	\$447,619	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$166,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$111,969	\$0	\$0	\$0	\$175,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Alarms	\$111,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$175,804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$25,740	\$0	\$0	\$226,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,520	\$0	\$0	\$0	\$0	\$226,769	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$226,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,769	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Electrical Services	\$25,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$78,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$5,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$73,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Fire Station 51

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1958	6,550	\$354,017	30	\$541,766	45
Construction Type	Single Story Structure with Masonry Veneer and Painted Metal Panels						
Roof Type	Built Up						
Ceiling Type	Acoustical Tile and Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	Split DX Unit(s)						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



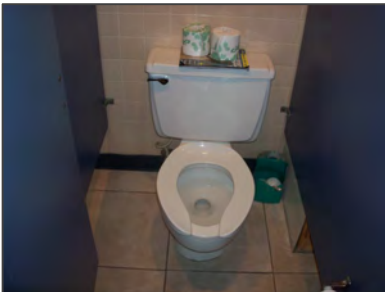
Electrical

100-225-amp local panels. Service and distribution is beyond its BOMA recommended service life. System is in poor condition with many breakers missing or no longer working.



Exterior Enclosure

Exterior doors frames are rusted, and doors finishes are faded and chipped. Doors are misaligned, and operation is rough. Rusted door hardware could be a security issue in the future.



Plumbing

Plumbing piping and sanitary sewer presumed to be original. Although functional, the systems are beyond the average service life as predicted by BOMA.



Roofing

The built-up roof covering was in poor condition. Tears and holes were observed. The materials were worn, and leaks will become more frequent. Rain water drainage was observed to be inadequate due to roof slope.

Table 6: Forecasted Needs Summarized by System: Fire Station 51

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$362,517	\$17,933	\$28,607	\$141,210	\$0	\$0	\$0	\$0	\$5,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$66,775	\$0	\$0	\$8,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$26,414	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$18,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$21,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Roll-up Door	\$0	\$0	\$0	\$8,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$58,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$58,768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$22,633	\$0	\$5,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$22,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Toilet Partitions	\$0	\$0	\$5,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$32,085	\$17,933	\$22,991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$32,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$17,933	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$22,991	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$127,418	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$27,486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$49,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$49,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$101,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$101,567	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$46,339	\$0	\$0	\$31,063	\$0	\$0	\$0	\$0	\$5,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$31,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$31,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$15,276	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Electrical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$8,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$1,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$7,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Fire Station 52

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1989	11,500	\$272,752	13	\$937,870	45
Construction Type	Multi Storied Structure with Painted Masonry Veneer						
Roof Type	Combination of Modified Bitumen and Clay Tile						
Ceiling Type	Acoustical and Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	Rooftop Unit(s) and Split DX Unit(s)						
Elevator	No						
Fire Sprinkler	Yes						
Fire Alarm	Yes						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Electrical

The lighting system appears to be mostly original. Although functional, the lighting system is beyond the average service life as predicted by BOMA.



Exterior Enclosure

Exterior wall finishes were comprised of stucco with painted trim. Systems were observed to be in poor condition.



Plumbing

Plumbing piping and sanitary sewer presumed to be original. Although functional, the systems are beyond the average service life as predicted by BOMA.



Roofing

The built-up roof system was observed to have tears and holes. A section of roof area is covered with ceramic tile which was also in poor condition.

Table 7: Forecasted Needs Summarized by System: Fire Station 52

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$320,152	\$138,587	\$261,745	\$175,750	\$83,421	\$5,616	\$0	\$0	\$0	\$0	\$0	\$0	\$26,820	\$0	\$178,324	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$46,375	\$0	\$0	\$88,023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$46,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$33,099	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$37,764	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Roll-up Door	\$0	\$0	\$0	\$17,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$76,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$76,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$39,737	\$0	\$0	\$5,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$39,737	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Toilet Partitions	\$0	\$0	\$0	\$0	\$0	\$5,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$56,332	\$40,365	\$31,485	\$0	\$56,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$56,332	\$0	\$0	\$0	\$56,332	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$31,485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$40,365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$135,985	\$87,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$48,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$87,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$87,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,324	\$0	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,324	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$39,020	\$98,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Alarms	\$39,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$98,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$54,538	\$0	\$54,538	\$0	\$27,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$54,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$54,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Electrical Services	\$0	\$0	\$0	\$0	\$27,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$47,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$7,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$40,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Fire Station 53

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		2008	16,800	\$67,748	2	\$113,743	4
Construction Type	Multi Storied Structure with Masonry Veneer						
Roof Type	Combination of Modified Bitumen and Clay Tile						
Ceiling Type	Acoustical Tile and Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	Split DX Unit(s)						
Elevator	No						
Fire Sprinkler	Yes						
Fire Alarm	Yes						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Exterior Enclosure

Door hardware and finishes are faded and chipped. Rusted door hardware could be a security issue in the future.



Fire Protection

Fire alarm and detection system is comprised of pull stations. No deficiencies reported or observed.



HVAC

HVAC units utilize R-22 refrigerant. In 2020 R-22 refrigerant will be limited and servicing existing equipment will need to use recycled refrigerant.



Roofing

The roofing system consists of modified bitumen in good condition. Rain water drainage was observed to be inadequate due to roof slope.

Table 8: Forecasted Needs Summarized by System: Fire Station 53

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$126,398	\$0	\$0	\$45,995	\$0	\$0	\$385,782	\$0	\$0	\$0	\$0	\$317,305	\$0	\$0	\$0	\$0	\$295,888	\$0	\$0	\$0	\$0
Exterior Enclosure	\$67,748	\$0	\$0	\$0	\$0	\$0	\$55,168	\$0	\$0	\$0	\$0	\$34,320	\$0	\$0	\$0	\$0	\$48,354	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$67,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,354	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$55,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Roll-up Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,051	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,051	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$0	\$45,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,293	\$0	\$0	\$0	\$0	\$45,995	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$45,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,995	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$260,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$260,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$57,002	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,489	\$0	\$0	\$0	\$0
Fire Alarms	\$0	\$0	\$0	\$0	\$0	\$0	\$57,002	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143,489	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$13,104	\$0	\$0	\$0	\$0	\$106,142	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Electrical Services	\$0	\$0	\$0	\$0	\$0	\$0	\$13,104	\$0	\$0	\$0	\$0	\$26,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$58,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$30,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$28,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Hangar Building #900

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1000	13,200	\$22,445	4	\$204,513	40
Construction Type	Pre-Engineered Structure						
Roof Type	Metal Panel						
Ceiling Type	Exposed Structure						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



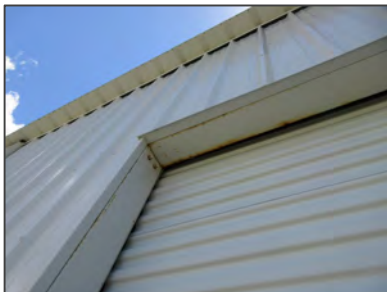
Electrical

Lighting system is comprised of halogen lighting. Systems are in good condition. No issues observed or reported.



Electrical

The light switch observed is functioning. GFCI plugs were installed in locations required by current building and safety codes.



Exterior Enclosure

Roll up and side entrance doors are in fair condition. Peeling and chipping paint on wood trim and metal frame is showing signs of rust.



Roofing

Metal panels were observed to be rusting and have exceeded their BOMA predicted useful life. Holes were observed from the interior of the facility.

Table 9: Forecasted Needs Summarized by System: Hangar Building #900

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$34,608	\$0	\$66,924	\$115,144	\$0	\$0	\$0	\$0	\$142,927	\$0	\$0	\$0	\$0	\$46,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$17,400	\$34,320	\$0	\$0	\$0	\$0	\$51,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$17,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Roll-up Door	\$0	\$0	\$0	\$34,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$22,445	\$0	\$49,524	\$80,824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$80,824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$22,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$49,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$12,163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Hecksher Park

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1983	1,220	\$31,298	15	\$59,465	28
Construction Type	Single Story Painted Concrete Structure						
Roof Type	Clay Tile						
Ceiling Type	Painted Hard Surface						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

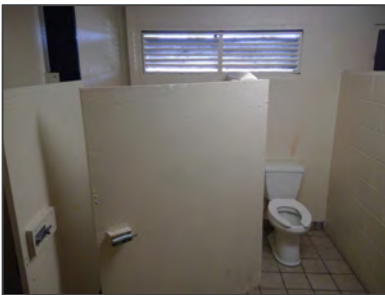
The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



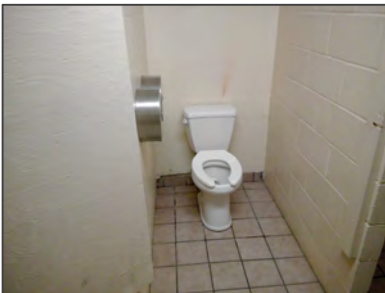
Electrical

Lighting is inadequate for the space and past its useful service life.



Interior Construction

Wooden partitions are damaged, and some hardware is broken. High use has decreased the remaining useful life.



Interiors

Floor finish system is comprised of ceramic tile. No issues observed or reported.



Plumbing

Domestic water and sanitary sewer piping is original to the building and beyond BOMA predicted service life. Fixtures are in fair to poor condition. Finishes are worn, and handles are broken.

Table 10: Forecasted Needs Summarized by System: Hecksher Park

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$388,598	\$0	\$6,709	\$21,459	\$0	\$0	\$2,408	\$0	\$6,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$17,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$5,329	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$12,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$6,709	\$0	\$0	\$0	\$0	\$0	\$3,283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$3,283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$3,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$25,303	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$7,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$8,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$8,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$5,995	\$0	\$0	\$4,092	\$0	\$0	\$2,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$5,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$4,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$2,408	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$357,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Development	\$94,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$262,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Higel Park

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1976	2,500	\$8,385	2	\$39,780	9
Construction Type	Single Story Painted Concrete Structure						
Roof Type	Asphalt Shingles						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

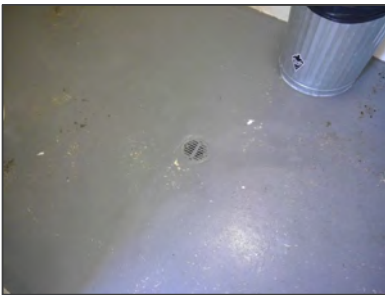
The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Electrical

The lighting system was comprised of T8 bulbs, electric ballast, and a variety of diffusers. The system was observed to be in poor condition.



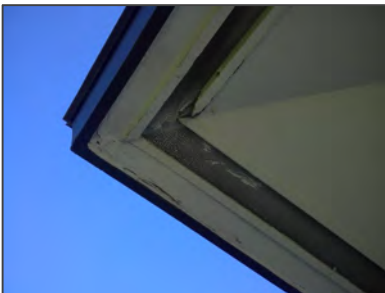
Interiors

The floor finish system was observed to have stains and heavy wear. System expected life reduced due to condition.



Plumbing

Domestic water distribution is concealed and assumed to be original. It is beyond BOMA predicted service life. Sufficient testing should be performed before the system is extended. Plumbing fixtures are good condition.



Roofing

No leaks were observed or reported, and the asphalt shingle system was in good condition. The painted fascia board was in poor condition with peeling paint observed.

Table 11: Forecasted Needs Summarized by System: Higel Park

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$33,685	\$0	\$20,475	\$10,920	\$0	\$0	\$0	\$0	\$27,875	\$0	\$0	\$0	\$12,285	\$51,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$10,920	\$0	\$0	\$0	\$0	\$24,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$10,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$20,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$6,728	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$6,728	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$7,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,862	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,862	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$8,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$8,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$25,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$2,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$22,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Police Firing Range

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1980	9,600	\$313,500	20	\$501,285	32
Construction Type	Single Story Structure with Masonry Veneer						
Roof Type	Combination of Asphalt Shingles and Modified Bitumen						
Ceiling Type	Acoustical Tile						
Lighting	Fluorescent						
HVAC	Split DX Unit(s)						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Electrical

The electrical system appears to be mostly original. Although functional, the electrical system is beyond the average service life as predicted by BOMA.



Exterior Enclosure

Doors frames are rusted, and finishes are faded and chipped. Doors are misaligned, and operation is rough. Rusted door hardware could be a security issue in the future.



HVAC

The split-DX units use R-22 refrigerant; insulation at exterior DX lines is deteriorated in many locations. Although the system is functioning and is well maintained, the units are near the end of average service life.



Roofing

A section of the asphalt shingles has been damaged due to weather. Repair is recommended to avoid damage to interior finishes.

Table 12: Forecasted Needs Summarized by System: Police Firing Range

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$348,663	\$0	\$0	\$158,787	\$14,499	\$14,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$27,578	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$7,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$3,744	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$11,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Roll-up Door	\$4,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$19,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$19,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$68,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$68,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$106,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$77,052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$15,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$13,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$3,412	\$0	\$0	\$0	\$14,499	\$14,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$3,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$14,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$14,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$129,839	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$129,839	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$88,399	\$0	\$0	\$28,948	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$44,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$44,199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$28,948	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$35,163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Police Station

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1990	21,900	\$363,748	10	\$1,189,299	34
Construction Type	Single Story Structure with Masonry Veneer						
Roof Type	Combination of Clay Tile and Modified Bitumen						
Ceiling Type	Acoustical Tile and Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	Split DX Unit(s)						
Elevator	No						
Fire Sprinkler	Yes						
Fire Alarm	Yes						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



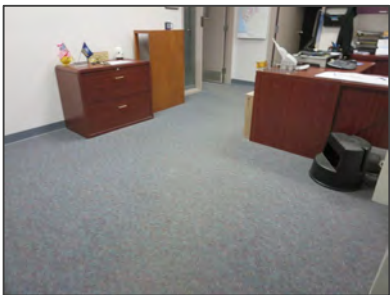
Exterior Enclosure

Exterior window system is comprised of metal frames with double pane glass. Deteriorated finish was observed.



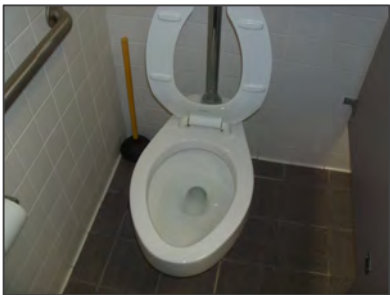
Fire Protection

Fire alarm and detection system is comprised of pull stations. No deficiencies reported or observed. System assumed to be original based on the model and type. System expired due to age and risk.



Interiors

Carpeted floors are near the end of their BOMA predicted life cycle. Carpet was observed to be in fair condition with minor stains.



Plumbing

Piping and sanitary sewer presumed to be original. Although functional, the systems are approaching the end of their average service life as predicted by BOMA.

Table 13: Forecasted Needs Summarized by System: Police Station

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$448,548	\$216,258	\$175,774	\$427,369	\$0	\$6,150	\$442,082	\$0	\$0	\$0	\$0	\$0	\$0	\$98,563	\$0	\$0	\$0	\$0	\$150,492	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$155,295	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$17,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$106,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$26,819	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Roll-up Door	\$0	\$0	\$0	\$4,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$125,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$125,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$11,232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Toilet Partitions	\$0	\$0	\$0	\$11,232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$30,235	\$216,258	\$175,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$175,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$216,258	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$30,235	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$110,350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$11,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$49,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$49,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$442,082	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$0	\$0	\$0	\$0	\$0	\$0	\$442,082	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$190,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Alarms	\$74,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$116,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$17,082	\$0	\$0	\$150,492	\$0	\$6,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,563	\$0	\$0	\$0	\$0	\$150,492	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$150,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,492	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,563	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Electrical Services	\$17,082	\$0	\$0	\$0	\$0	\$6,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$84,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$5,850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$78,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Service Club Restroom

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1990	400	\$2,200	3	\$20,573	30
Construction Type	Single Story Painted Concrete Structure						
Roof Type	Asphalt Shingles						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



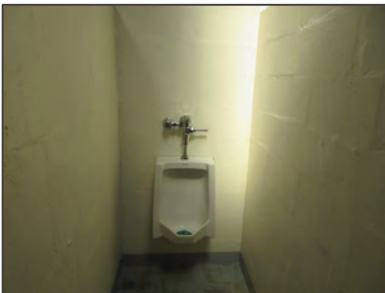
Electrical

The lighting system was comprised of wall mounted T8 bulbs, electric ballast, and a variety of diffusers. The system was in good condition with no issues observed or reported.



Interior Construction

Wooden laminated partitions are damaged, and some hardware is broken. High use has decreased the remaining useful life.



Plumbing

All fixtures were observed to be in fair condition.



Roofing

Asphalt roofing system was observed to be in good condition. No issues observed or reported.

Table 14: Forecasted Needs Summarized by System: Service Club Restroom

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$54,950	\$0	\$1,076	\$15,956	\$0	\$1,342	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$789	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$5,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$1,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$3,947	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$2,200	\$0	\$1,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$1,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$1,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$1,123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$8,296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$2,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$2,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$2,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$1,966	\$0	\$1,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$789	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$1,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$1,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$789	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$52,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Development	\$34,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$16,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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South Brohard Park

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1998	4,000	\$2,418	4	\$10,312	15
Construction Type	Single Story Painted Concrete Structure						
Roof Type	Standing Seam						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Equipment & Furnishing

The chain link fence was found to be heavily deteriorated.



Equipment & Furnishing

Joist hangers were found to be deteriorated, and nails were observed to be loose.



Plumbing

All fixtures were observed to be in good condition. Manual flush valves and sink fixtures were noted.

Table 15: Forecasted Needs Summarized by System: South Brohard Park

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$289,113	\$0	\$2,200	\$5,694	\$0	\$0	\$3,931	\$0	\$0	\$0	\$0	\$10,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$5,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$1,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$3,947	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$3,931	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$3,931	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$1,076	\$0	\$2,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$1,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$1,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$1,123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$1,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$1,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$286,695	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pedestrian Pavements	\$25,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Development	\$30,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$231,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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South Jetty

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1999	850	\$35,172	24	\$54,113	37
Construction Type	Single Story Painted Concrete Structure						
Roof Type	Asphalt Shingles						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Electrical

The exterior parking lot lights were observed to be heavily corroded.



Exterior Enclosure

Maintenance exterior doors frames are rusted, and doors finishes are faded and chipped. Rusted door hardware could be a security issue in the future.



Exterior Enclosure

Door system is comprised of roll up doors and hollow metal. Door frames are rusting.



Plumbing

All fixtures were observed to be in good condition. Manual flush valves and sink fixtures were noted.

Table 16: Forecasted Needs Summarized by System: South Jetty

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$35,172	\$0	\$18,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,073	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$18,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$10,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$8,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$13,592	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$2,287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$2,287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$9,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$11,556	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,073	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$5,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,073	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$6,073	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$2,851	\$0	\$4,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$4,177	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$2,851	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Triangle Inn

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1927	3,500	\$83,328	20	\$172,047	41
Construction Type	Multi Storied Structure with Masonry Veneer						
Roof Type	Combination of Built Up and Clay Tile						
Ceiling Type	Painted Hard Surfaces						
Lighting	Incandescent						
HVAC	Split DX Unit(s)						
Elevator	Dumbwaiter						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Electrical

City specified need. Reports of failures or need for improvements. LAN network and Wi-Fi.



Exterior Enclosure

The window system consists of wood frames without insulated glass noted to be in fair condition. Useful life reduced due to condition.



HVAC

The split-DX units are original and use R-22 refrigerant. Insulation at exterior DX lines is deteriorated in many locations. Although the system is functioning and is well maintained, the units are near the end of average service life.



Interiors

The painted hard surfaces were observed to be in poor condition. The damage could be from roof leaks or leaking HVAC water pipes. The ceiling system is expired due to condition.

Table 17: Forecasted Needs Summarized by System: Triangle Inn

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$92,078	\$0	\$0	\$16,162	\$72,557	\$0	\$0	\$0	\$0	\$34,999	\$0	\$45,801	\$0	\$0	\$45,240	\$0	\$0	\$0	\$0	\$6,416	\$0
Exterior Enclosure	\$1,420	\$0	\$0	\$2,102	\$14,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$2,102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$14,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$1,420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$5,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$5,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$0	\$0	\$29,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$29,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$38,084	\$0	\$0	\$11,330	\$23,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$14,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$23,314	\$0	\$0	\$0	\$23,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$0	\$11,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,240	\$0	\$0	\$0	\$0	\$0	\$0
Conveying Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,240	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,405	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,405	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$22,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$22,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$21,267	\$0	\$0	\$2,730	\$0	\$0	\$0	\$0	\$0	\$21,267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,416	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$21,267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,416	\$0
Other Electrical Services	\$0	\$0	\$0	\$2,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$8,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$8,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Venice Community Center

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		2004	34,100	\$509,813	9	\$759,037	13
Construction Type	Single Story Structure with Masonry Veneer						
Roof Type	Combination of Built Up and Clay Tile						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	Air Cooled Chiller						
Elevator	No						
Fire Sprinkler	Yes						
Fire Alarm	Yes						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Exterior Enclosure

Maintenance exterior doors frames are rusted, and doors finishes are faded and chipped. Rusted door hardware could be a security issue in the future.



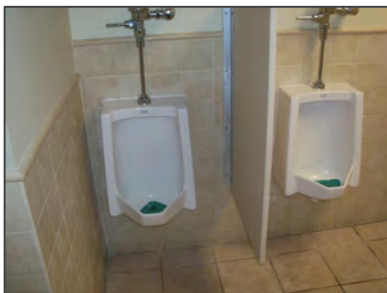
HVAC

Insulation at exterior chilled water lines has deteriorated and become ineffective in some locations.



Interiors

Floor Finish system is comprised of resilient and ceramic tile. System expired due to condition.



Plumbing

All fixtures were observed to be in good condition. Manual flush valves and sink fixtures were noted.

Table 18: Forecasted Needs Summarized by System: Venice Community Center

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$1,034,813	\$0	\$249,223	\$0	\$0	\$0	\$0	\$603,809	\$0	\$0	\$0	\$0	\$1,538,162	\$0	\$0	\$0	\$0	\$661,492	\$0	\$0	\$0
Exterior Enclosure	\$14,629	\$0	\$106,924	\$0	\$0	\$0	\$0	\$4,290	\$0	\$0	\$0	\$0	\$108,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$14,629	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$106,924	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Roll-up Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$23,868	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$444,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Toilet Partitions	\$23,868	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$471,317	\$0	\$0	\$0	\$0	\$0	\$0	\$352,424	\$0	\$0	\$0	\$0	\$339,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352,424	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$339,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$131,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conveying Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$513,075	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$326,357	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,359	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,359	\$0	\$0	\$0
HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,679	\$0	\$0	\$0	\$0	\$462,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Controls and Instrumentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,679	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cooling Generation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$462,539	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection	\$0	\$0	\$115,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Alarms	\$0	\$0	\$115,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sprinklers & Standpipe	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$26,598	\$0	\$0	\$0	\$0	\$148,417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,417	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,417	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148,417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Electrical Services	\$0	\$0	\$26,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$525,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$525,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Warehouse

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1979	3,280	\$187,497	35	\$212,876	40
Construction Type	Single Story Structure with Stone Veneer						
Roof Type	Metal Panel						
Ceiling Type	Acoustical Tile and Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	Split DX Unit(s)						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Electrical

Wall mounted emergency lighting systems appears to be in poor condition. System is expired due to age. Troffer light fixtures in the office area did have an integrated backup system in good condition.



Exterior Enclosure

Factory finished metal panels are rusting and damaged in many locations. Construction sealants were observed to be desiccated and missing.



HVAC

The split-DX units are original and use R-22 refrigerant. Insulation at exterior DX lines is deteriorated in many locations. Although the system is functioning and is well maintained, the units are near the end of average service life.



Interiors

Acoustical ceiling tiles are sagging in a few areas and replacement may be needed soon. Life cycle reduced due to condition.

Table 19: Forecasted Needs Summarized by System: Warehouse

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$204,997	\$0	\$2,840	\$22,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,762	\$0	\$0	\$0
Exterior Enclosure	\$31,196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$15,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$3,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$4,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Roll-up Door	\$8,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$22,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$22,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Construction	\$0	\$0	\$2,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interior Doors	\$0	\$0	\$2,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$63,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$26,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$32,389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$4,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$9,133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$1,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$7,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$38,069	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Terminal & Package Units	\$38,069	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$23,461	\$0	\$0	\$22,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,762	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$22,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$22,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,762	\$0	\$0	\$0
Other Electrical Services	\$921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$17,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$17,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Wellfield Park Baseball and Restroom

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1970	550	\$19,700	21	\$22,102	23
Construction Type	Multi Storied Painted Concrete Structure						
Roof Type	Asphalt Shingles						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Electrical

The electrical system appears to be mostly original. Although functional, the electrical system is beyond the average service life as predicted by BOMA.



Exterior Enclosure

Exterior wall finishes were comprised of stucco with painted trim. Systems were observed to be in fair condition.



Plumbing

Domestic water and sanitary sewer piping is original to the building and beyond BOMA predicted service life. Fixtures are in fair to poor condition.



Roofing

The soffit and fascia were found to be dented, missing, and damaged.

Table 20: Forecasted Needs Summarized by System: Wellfield Park Baseball and Restroom

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$244,700	\$2,402	\$0	\$0	\$0	\$0	\$0	\$7,272	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$2,402	\$0	\$0	\$0	\$0	\$0	\$5,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$2,402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$4,505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$1,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$1,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$1,544	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$11,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$3,548	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$3,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$3,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$3,788	\$0	\$0	\$0	\$0	\$0	\$0	\$1,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$2,703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$1,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Infrastructure	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Development	\$88,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Pavements	\$136,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Wellfield Park Football Restroom

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1990	500	\$3,023	4	\$22,144	26
Construction Type	Multi Storied Painted Concrete Structure						
Roof Type	Unknown						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Electrical

Lighting system is comprised of super T8 fluorescent lamps. Fixtures were found to be in poor condition. Bugs and other debris were observed in light diffusers.



Exterior Enclosure

Exterior wall finishes were comprised of stucco with painted trim. Systems were observed to be in fair condition.



Interiors

The floor finish system was observed to have stains and show heavy wear from high traffic. System expired due to condition.



Plumbing

Domestic water and sanitary sewer piping is original to the building and beyond BOMA predicted service life. Fixtures are in fair to poor condition. Finishes are worn.

Table 21: Forecasted Needs Summarized by System: Wellfield Park Football Restroom

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$3,023	\$0	\$2,750	\$16,372	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$987	\$0	\$0	\$0	\$0	\$0	\$3,572	\$0
Exterior Enclosure	\$0	\$0	\$0	\$7,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$2,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$4,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$1,346	\$0	\$2,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$1,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$1,346	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$1,404	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$6,798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,572	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$3,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,572	\$0
Sanitary Waste	\$0	\$0	\$0	\$3,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$1,677	\$0	\$0	\$2,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$987	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$2,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$1,677	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$987	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Wellfield Park Soccer Restroom

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1970	480	\$3,931	5	\$3,931	5
Construction Type	Single Story Painted Concrete Structure						
Roof Type	Standing Seam						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Electrical

The combination of LED and halogen stadium lights was observed to be in good condition. No issues observed or reported.



Interiors

The floor finish system was observed to have stains and show heavy wear from high traffic. System expired due to condition.



Plumbing

Much of the plumbing fixture's caulking and sealants have deteriorated due to age. Fixtures are beyond its service life.



Roofing

The standing seam roof was found to be in overall good condition. No issues observed or reported.

Table 22: Forecasted Needs Summarized by System: Wellfield Park Soccer Restroom

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$3,931	\$0	\$0	\$0	\$0	\$0	\$0	\$2,097	\$13,921	\$0	\$0	\$0	\$0	\$12,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,097	\$4,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$3,931	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$1,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$1,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$1,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,955	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,610	\$0	\$0	\$0	\$0	\$2,359	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,359	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Wellfield Park Softball Restroom

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		2000	910	\$20,485	13	\$30,116	19
Construction Type	Single Story Painted Concrete Structure						
Roof Type	Asphalt Shingle						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Electrical

Electrical service and distribution Panel system appears to be in poor condition and is missing breakers. System is expired due to age and condition.



Exterior Enclosure

Maintenance exterior door frames are rusted, and doors finishes are faded and chipped. Rusted door hardware could be a security issue in the future.



Plumbing

All fixtures were observed to be in good condition. Manual flush valves and sink fixtures were noted.



Roofing

The roofing system is comprised of asphalt shingle roofing. No leaks were observed or reported, and system was in good condition.

Table 23: Forecasted Needs Summarized by System: Wellfield Park Softball Restroom

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$20,485	\$0	\$2,449	\$7,182	\$0	\$0	\$0	\$0	\$3,052	\$0	\$0	\$0	\$0	\$16,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$8,979	\$0	\$0	\$3,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$3,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$8,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$5,004	\$0	\$2,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$2,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$2,449	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$2,555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$6,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,372	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,870	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$6,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,052	\$0	\$0	\$0	\$0	\$4,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,472	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Wellfield Park SW Small Restroom

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1990	290	\$0	0	\$13,163	26
Construction Type	Single Story Painted Concrete Structure						
Roof Type	Asphalt Shingle						
Ceiling Type	Painted Hard Surfaces						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



Electrical

Lighting system is comprised of super T8 fluorescent lamps. Systems are in good condition. No issues observed or reported.



Exterior Enclosure

The painted stucco finish was found to be in fair condition. No issues observed or reported.



Interior Construction

Wooden partitions were noted with damaged hardware and mounting brackets. Repairs may be adequate, but a replacement should be considered soon.



Plumbing

All fixtures were observed to be in good condition. Manual flush valves and sink fixtures were noted.

Table 24: Forecasted Needs Summarized by System: Wellfield Park SW Small Restroom

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$0	\$0	\$1,595	\$11,568	\$0	\$0	\$0	\$0	\$4,180	\$0	\$0	\$0	\$0	\$1,353	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$4,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$1,267	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$2,861	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$1,595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$6,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$1,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$2,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$2,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$1,425	\$0	\$0	\$0	\$0	\$973	\$0	\$0	\$0	\$0	\$572	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$1,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$572	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Wellfield Park Tennis-Basketball Restroom

Summary of Findings		Year Built	Area (SF)	Total Needs 2017	2017 FCI %	Total Needs 2022	2022 FCI %
		1990	330	\$1,107	2	\$19,804	35
Construction Type	Single Story Painted Concrete Structure						
Roof Type	Asphalt Shingle						
Ceiling Type	Painted Hard Surface						
Lighting	Fluorescent						
HVAC	None						
Elevator	No						
Fire Sprinkler	No						
Fire Alarm	No						

The team entered most spaces that were accessible to include administrative spaces, common spaces, restrooms and mechanical rooms. Please note the team did not enter any "permit-required confined spaces" as defined by the Occupational Safety and Health Administration.

Condition Summary



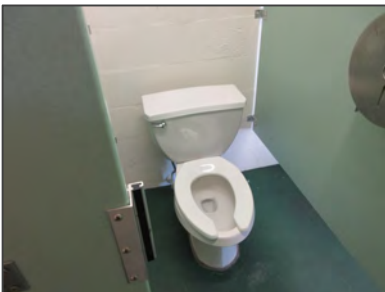
Exterior Enclosure

Exterior wall finishes were comprised of painted CMU. Systems were observed to be in fair condition.



Interior Construction

The toilet partitions were found to be in good condition. No issues observed or reported.



Plumbing

All fixtures were observed to be in good condition. Manual flush valves and sink fixtures were noted.



Roofing

No leaks were observed or reported, and the asphalt shingle roofing system was in good condition. The painted fascia board was in poor condition with peeling paint observed.

Table 25: Forecasted Needs Summarized by System: Wellfield Park Tennis-Basketball Restroom

System	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total:	\$1,107	\$0	\$3,102	\$15,596	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$1,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Enclosure	\$0	\$0	\$0	\$4,698	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Walls (Finishes)	\$0	\$0	\$0	\$1,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0	\$3,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$3,102	\$888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$0	\$0	\$1,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$0	\$0	\$0	\$888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wall Finishes	\$0	\$0	\$1,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$8,389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Domestic Water Distribution	\$0	\$0	\$0	\$2,129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing Fixtures	\$0	\$0	\$0	\$3,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Waste	\$0	\$0	\$0	\$3,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$1,107	\$0	\$0	\$1,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Branch Wiring	\$0	\$0	\$0	\$1,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting	\$1,107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Site Infrastructure and Park Assessments

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City Hall

Site Infrastructure and Utilities Assessment

A site infrastructure and utilities condition assessment was included in the scope of work for this project. The site infrastructure and utilities assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Paving
- Site Development
- Storm Sewer

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

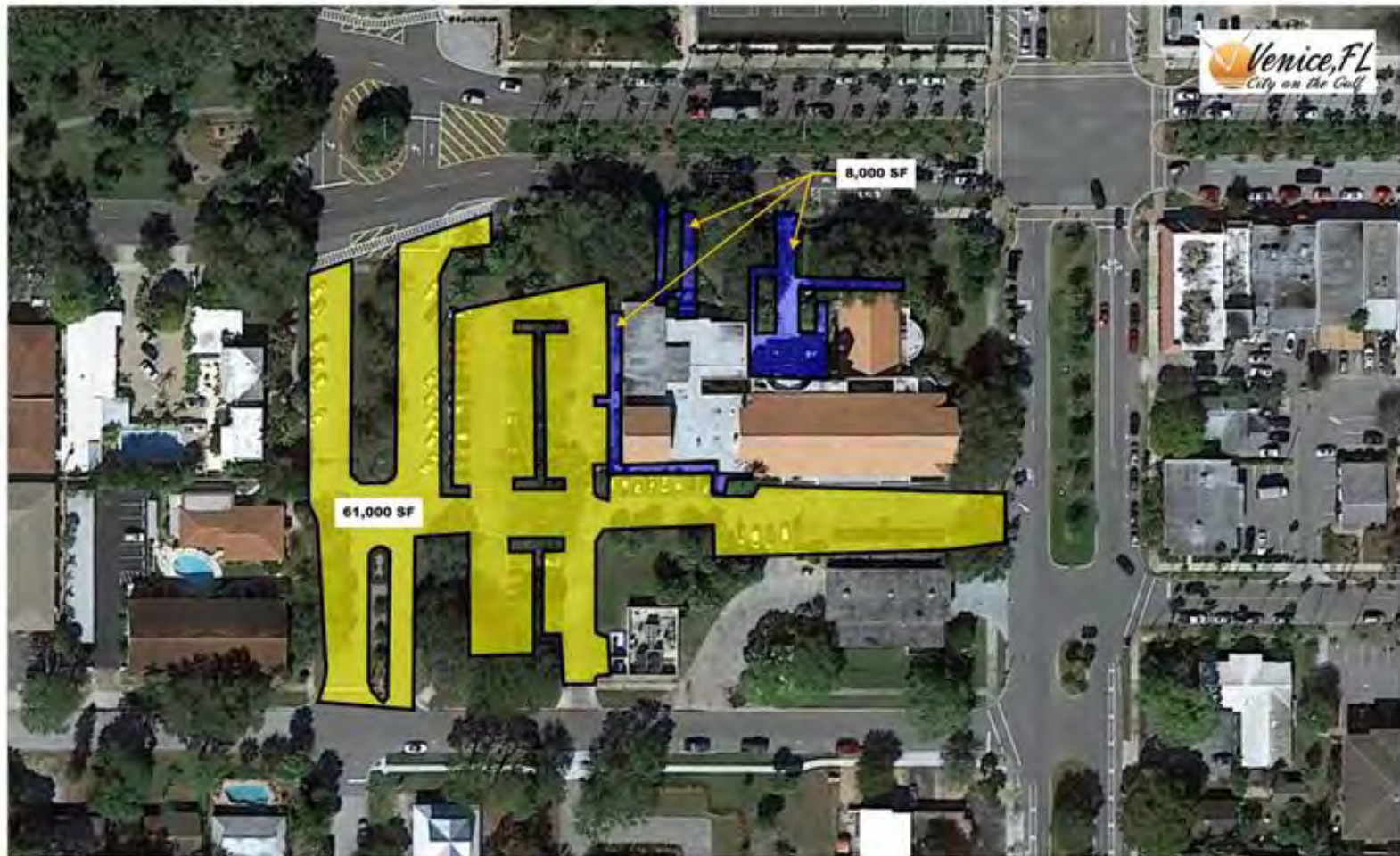
The following site conditions and/or deficiencies were observed during the assessment.

- The concrete sidewalks were in overall good condition; however, replacement of the sealant in the expansion joints as part of routine maintenance would extend their overall life
- The asphalt pavements were generally in good condition; however, crack filling, seal coating, and restriping would extend the overall life of the pavement.

The specific deficiencies observed at City Hall can be found in the summary of conditions table that follows.

Table 26: Aggregate Summary for City Hall Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Pedestrian Pavements	Replace Caulking in Concrete Pavements	8,000 SF @ \$0.65 per SF	\$5,200
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	61,000 SF @ \$1.20 per SF	\$73,200
Total Current Needs			\$78,400



City Hall

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Defeciency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

Prepared By:
ALPHA Facilities Solutions

Scale: Not To Scale

Date: 2017

Source: Google Maps

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Chuck Reiter Park

Site Infrastructure and Park Assessment

A site infrastructure and Park condition assessment was included in the scope of work for this project. The site infrastructure and Park assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Pavements
- Site Development (Site Lighting, Sports Fields, Scoreboards, Fencing, Backstops, and Sports Court Surfaces)

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

The following site conditions and/or deficiencies were observed during the assessment.

- New concrete is needed to help correct existing drainage issues which are causing the fencing to deteriorate due to standing water.
- The existing gravels parking lots need to be resurfaced with asphalt.
- The ballfield site lighting was comprised of Sportsliter Solutions lighting which was observed to be in good condition. There was rust and other signs of weather deterioration present on the lighting poles, control boxes, and fixtures. It was reported by the field personnel that the lighting on field #1 does not meet the little league field standards and needs to be replaced.
- Sports fields 1,2, and 4 were in good condition with no major deficiencies observed or reported. Field surface grading appeared to be good with no evidence of drainage problems or standing water. Sports field 3 contained a large area of dead turf which needs to be replaced.
- The electronic scoreboards were observed to be in fair condition. Scoreboards were faded and showed signs of age and/or weather deterioration.
- The aluminum bleachers were observed to be in good condition with no major issues observed. Dugout benches were observed to be in good structural condition; however, they need to be repainted as part of routine maintenance.
- The fencing was chain link which ranged in height from 5-6 feet tall. The fencing and gates were observed to be in good condition with no major issues observed. Minor rusting was observed on some fencing, fence posts, and gates. The fencing along the first base side of sports field 1 was badly rusted and deteriorated. Reports of prolonged exposure to standing water due to current

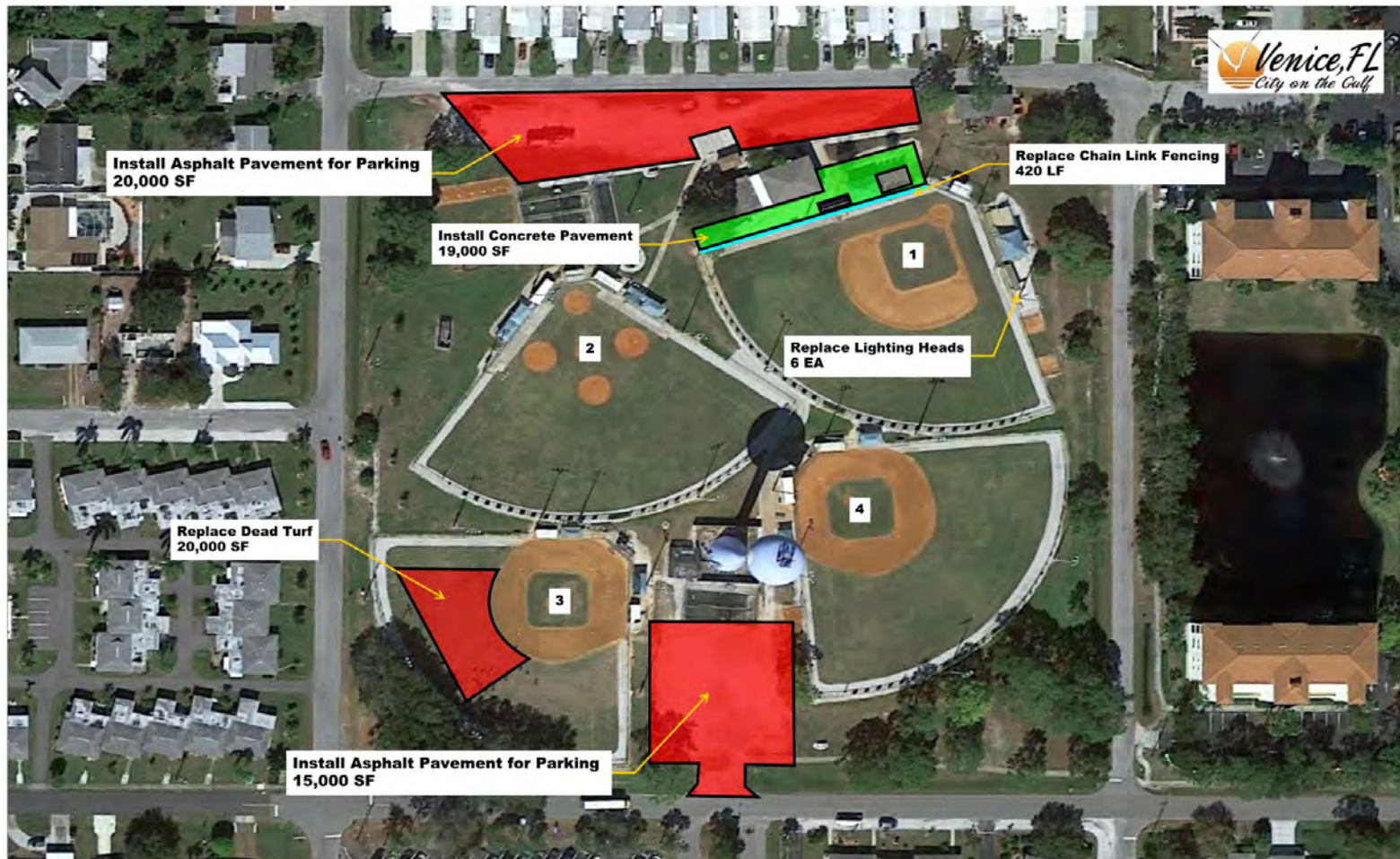
drainage problems has greatly decreased the useful life of this fencing. Recommend replacement.

- The back stops and protective netting was comprised of chain link and nylon netting which were observed to be in good condition. Chain link back stops ranged in heights from 10 - 20 FT tall and there were no major issues observed. Minor rusting was observed throughout.

The specific deficiencies observed at Chuck Reiter Park can be found in the summary of conditions table that follows.

Table 27: Aggregate Summary for Chuck Reiter Park Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Parking Lots	Install Asphalt Parking Lots	35,000 SF @ \$7.50	\$262,500
Pedestrian Pavements	Install Concrete Pavements, 4" Thick	19,000 SF @ \$11.00	\$209,000
Site Development	Replace Site Lighting at Field #1	1 EA @ \$78,750	\$78,750
Site Development	Replace Sports Field Turf	20,000 SF @ \$0.35 SF	\$7,000
Site Development	Replace Chain Link Fencing	420 LF @ \$20 LF	\$8,400
Site Development	Repaint Dugout Benches	700 SF @ \$3.00 SF	\$2,100
Total Current Needs			\$567,750



Chuck Reiter Park

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Defeciency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

Prepared By:
ALPHA Facilities Solutions

Scale: Not To Scale

Date: 2017

Source: Google Maps

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Fire Station 51

Site Infrastructure and Utilities Assessment

A site infrastructure and utilities condition assessment was included in the scope of work for this project. The site infrastructure and utilities assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Paving
- Site Development
- Storm Sewer

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

The following site conditions and/or deficiencies were observed during the assessment.

- The concrete sidewalks were in overall good condition; however, replacement of the sealant in the expansion joints as part of routine maintenance would extend their overall life
- The asphalt pavements were generally in good condition; however, crack filling, seal coating, and restriping would extend the overall life of the pavement.

The specific deficiencies observed at Fire Station 51 can be found in the summary of conditions table that follows.

Table 28: Aggregate Summary for Fire Station 51 Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Pedestrian Pavements	Replace Caulking in Concrete Pavements	2,000 SF @ \$0.65 per SF	\$1,300
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	6,000 SF @ \$1.20 per SF	\$7,200
Total Current Needs			\$8,500



Fire Station 51

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Deficiency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

Prepared By:
ALPHA Facilities Solutions

Scale: Not To Scale

Date: 2017

Source: Google Maps

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Fire Station 52

Site Infrastructure and Utilities Assessment

A site infrastructure and utilities condition assessment was included in the scope of work for this project. The site infrastructure and utilities assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Paving
- Site Development
- Storm Sewer

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

The following site conditions and/or deficiencies were observed during the assessment.

- The concrete sidewalks were in overall good condition; however, replacement of the sealant in the expansion joints as part of routine maintenance would extend their overall life
- The asphalt pavements were in poor condition and need to be resurfaced.

The specific deficiencies observed at Fire Station 52 can be found in the summary of conditions table that follows.

Table 29: Aggregate Summary for Fire Station 52 Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Pedestrian Pavements	Replace Caulking in Concrete Pavements	11,000 SF @ \$0.65 per SF	\$7,150
Vehicular Pavements	Resurface Asphalt Pavements	11,500 SF @ \$3.50 per SF	\$40,250
Total Current Needs			\$47,400



Fire Station 52

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Deficiency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

Prepared By:
ALPHA Facilities Solutions

Scale: Not To Scale

Date: 2017

Source: Google Maps

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Fire Station 53

Site Infrastructure and Utilities Assessment

A site infrastructure and utilities condition assessment was included in the scope of work for this project. The site infrastructure and utilities assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Paving
- Site Development
- Storm Sewer

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

The following site conditions and/or deficiencies were observed during the assessment.

- The concrete sidewalks were in poor condition. Isolated areas of broken, damaged, and/or heaving pavement which need to be repaired or replaced.
- The asphalt pavements were generally in good condition; however, crack filling, seal coating, and restriping would extend the overall life of the pavement.
- The concrete sidewalks were generally in good condition except for a few isolated areas, which need to be replaced. Furthermore, replacement of the sealant in the expansion joints as part of routine maintenance would extend their overall life.

The specific deficiencies observed at Fire Station 53 can be found in the summary of conditions table that follows.

Table 30: Aggregate Summary for Fire Station 53 Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Pedestrian Pavements	Replace Caulking in Concrete Pavements	13,000 SF @ \$0.65 per SF	\$8,450
Pedestrian Pavements	Replace Concrete Pavements; 4" Thick	2,000 SF @ \$11 per SF	\$22,000
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	23,500 SF @ \$1.20 per SF	\$28,200
Total Current Needs			\$58,650



Fire Station 53

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Deficiency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

Prepared By:
ALPHA Facilities Solutions

Scale: Not To Scale

Date: 2017

Source: Google Maps

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Fishing Pier

Site Infrastructure and Park Assessment

A site infrastructure and Park condition assessment was included in the scope of work for this project. The site infrastructure and Park assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Pavements
- Site Development (Site Lighting, Sports Fields, Scoreboards, Fencing, Backstops, and Sports Court Surfaces)

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

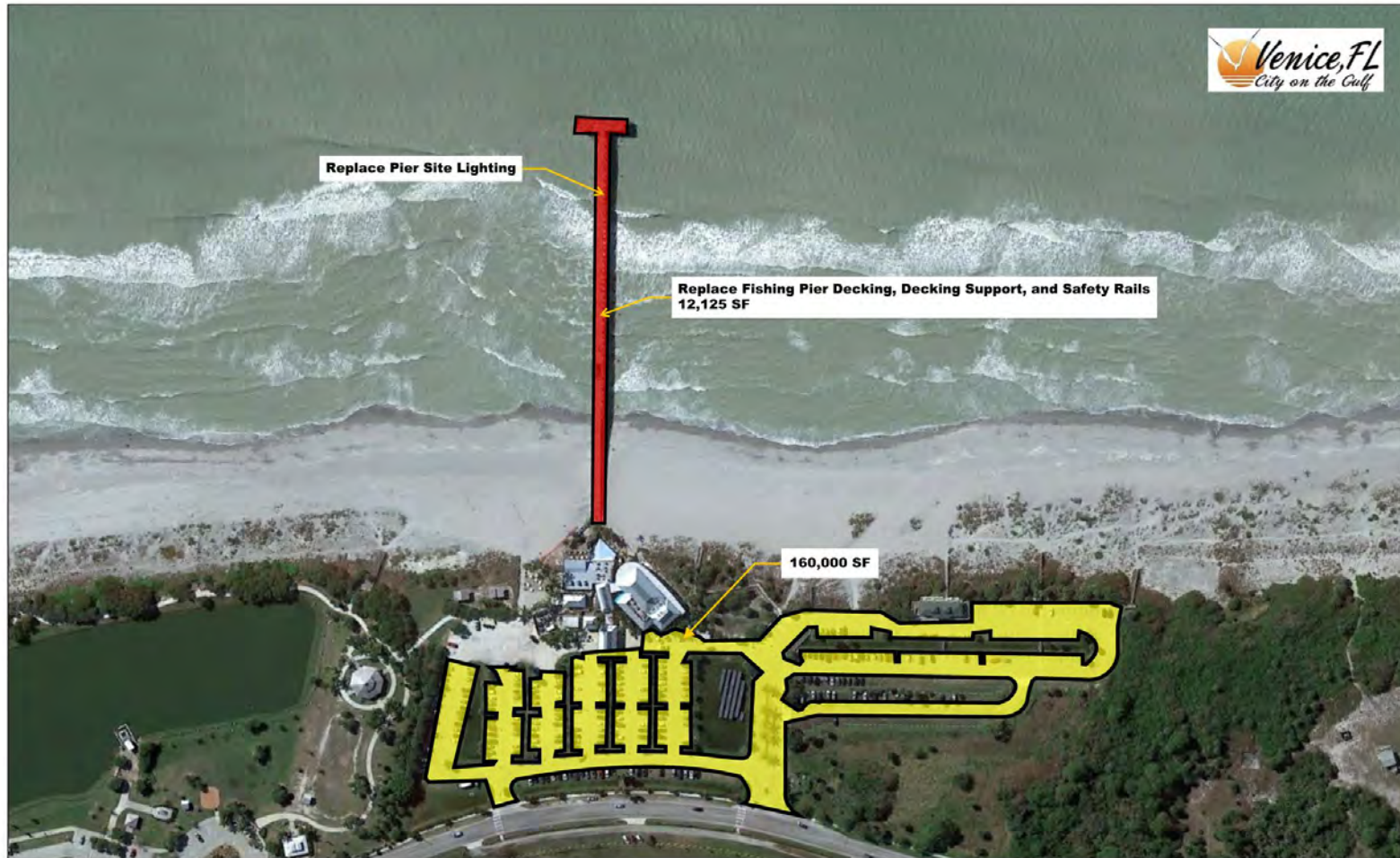
The following site conditions and/or deficiencies were observed during the assessment.

- The concrete curbs are in good condition with no issues observed at the time of the assessment.
- The asphalt pavements were generally in good condition; however, crack filling, seal coating, and restriping would extend the overall life of the pavement.
- There pier site lighting was comprised of Lumec lighting which was observed to be in poor condition. Some of the fixtures and poles were badly weathered and deteriorated. A couple of the lights did not work, and there were a few that were operational, but did not supply adequate lighting for the space or intent.
- The fishing pier was comprised of concrete footers, wooden supports, wooden safety railing, and composite decking. The pier was in poor condition and needs to be repaired. The wooden supports have deteriorated badly and have begun to bend and break, which has caused the composite decking to warp. The safety railing is badly deteriorating to the point which it has become unsafe.

The specific deficiencies observed at Fishing Pier can be found in the summary of conditions table that follows.

Table 31: Aggregate Summary for Fishing Pier Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Site Development	Replace Pier Lighting	6 EA @ \$9,300 EA	\$55,800
Site Development	Replace Decking, Decking Supports, and Safety Rails	1 EA @ \$612,500 EA	\$612,500
Parking Lots	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	160,000 SF @ \$1.20 per SF	\$192,000
Total Current Needs			\$860,300



Fishing Pier	Replace Caulking In Concrete Pavement Expansion Joints Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement Replace Concrete Pavement Site Defeciency Re-Stripe Concrete Resurface Asphalt Pavement	Prepared By: ALPHA Facilities Solutions
		Scale: Not To Scale
		Date: 2017
		Source: Google Maps

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Hangar Building

Site Infrastructure and Utilities Assessment

A site infrastructure and utilities condition assessment was included in the scope of work for this project. The site infrastructure and utilities assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Paving
- Site Development
- Storm Sewer

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

The following site conditions and/or deficiencies were observed during the assessment.

- The concrete sidewalks were in overall good condition; however, replacement of the sealant in the expansion joints as part of routine maintenance would extend their overall life
- The asphalt pavements were generally in good condition; however, crack filling, seal coating, and restriping would extend the overall life of the pavement.

The specific deficiencies observed at Hangar Building can be found in the summary of conditions table that follows.

Table 32: Aggregate Summary for Hangar Building Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Pedestrian Pavements	Replace Caulking in Concrete Pavements	250 SF @ \$0.65 per SF	\$162.50
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	10,000 SF @ \$1.20 per SF	\$12,000
Total Current Needs			\$12,162.50



Hangar Building

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Defeciency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

Prepared By:
ALPHA Facilities Solutions

Scale: Not To Scale

Date: 2017

Source: Google Maps

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Hecksher Park

Site Infrastructure and Park Assessment

A site infrastructure and Park condition assessment was included in the scope of work for this project. The site infrastructure and Park assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Pavements
- Site Development (Site Lighting, Sports Fields, Scoreboards, Fencing, Backstops, and Sports Court Surfaces)

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

The following site conditions and/or deficiencies were observed during the assessment.

- The fencing was chain link which ranged in height from 5-6 feet tall. The fencing and gates were observed to be in good condition with no major issues observed. Minor rusting was observed on some fencing, fence posts, and gates. The fencing which surrounded the basketball court was in bad condition and needs to be replaced.
- The site lighting appeared to be in good condition with no major issues observed or reported.
- The benches located throughout the park were in good condition with no major issues observed or reported. Sealing the wooden benches as part of routine maintenance would extend their overall life.
- The tennis court surfaces were observed to be in fair condition. Evidence of patchwork was observed throughout the court surfaces. The entire court system should be repaired to improve quality of play on the courts.
- The handball court wall was observed to be damaged and cracked. This crack could affect the structural integrity of the wall and should be replaced, as this could become a liability of risk.
- The concrete sidewalks were generally in good condition with the exception of a few isolated areas. These areas contained broken, damaged, and/or heaving concrete and need to be replaced.
- The asphalt pavements were in poor condition and need to be resurfaced. Areas of large cracks, rutting, and alligator cracking were observed.

The specific deficiencies observed at Hecksher Park can be found in the summary of conditions table that follows.

Table 33: Aggregate Summary for Hecksher Park Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Parking Lots	Resurface Asphalt Pavements	27,000 SF @ \$3.50	\$262,500
Pedestrian Pavements	Install Concrete Pavements, 4" Thick	1,200 SF @ \$11.00	\$209,000
Site Development	Replace Handball Wall	300 SF @ \$15.00 SF	\$4,500
Site Development	Replace Chain Link Fencing	465 LF @ \$20 LF	\$9,300
Site Development	Repair Tennis Court Surfaces	36,000 SF @ \$2.25 SF	\$81,000
Total Current Needs			\$566,300



Hecksher Park

- | | |
|---|--|
| ■ Replace Caulking In Concrete Pavement Expansion Joints | ■ Site Deficiency |
| ■ Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement | ■ Re-Stripe Concrete |
| ■ Replace Concrete Pavement | ■ Resurface Asphalt Pavement |

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Higel Park

Site Infrastructure and Park Assessment

A site infrastructure and Park condition assessment was included in the scope of work for this project. The site infrastructure and Park assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Pavements
- Site Development (Site Lighting, Sports Fields, Scoreboards, Fencing, Backstops, and Sports Court Surfaces)

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

The following site conditions and/or deficiencies were observed during the assessment.

- The concrete sidewalks were in overall good condition; however, replacement of the sealant in the expansion joints as part of routine maintenance would extend their overall life
- The asphalt pavements were generally in good condition; however, crack filling, seal coating, and restriping would extend the overall life of the pavement.
- The site lighting appeared to be in good condition with no major issues observed or reported.
- Some of the curbing was damaged and needs to be replaced.

The specific deficiencies observed at Higel Park can be found in the summary of conditions table that follows.

Table 34: Aggregate Summary for Higel Park Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Pedestrian Pavements	Replace Caulking in Concrete Pavements	4,000 SF @ \$0.65 per SF	\$2,600
Vehicular Pavements	Replace Curbing	100 LF @ \$35.00 LF	\$3,500
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	16,000 SF @ \$1.20 per SF	\$19,200
Total Current Needs			\$25,300



Higel Park

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Defeciency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

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Marina Park

Site Infrastructure and Park Assessment

A site infrastructure and Park condition assessment was included in the scope of work for this project. The site infrastructure and Park assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Pavements
- Site Development (Site Lighting, Sports Fields, Scoreboards, Fencing, Backstops, and Sports Court Surfaces)

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

The following site conditions and/or deficiencies were observed during the assessment.

- The concrete sidewalks were in overall good condition; however, replacement of the sealant in the expansion joints as part of routine maintenance would extend their overall life
- The asphalt pavements were generally in good condition; however, crack filling, seal coating, and restriping would extend the overall life of the pavement.
- The wooden ramp and boat slips were in good condition with no issues observed or reported.
-

The specific deficiencies observed at Marina Park can be found in the summary of conditions table that follows.

Table 35: Aggregate Summary for Marina Park Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Pedestrian Pavements	Replace Caulking in Concrete Pavements	2,000 SF @ \$0.65 per SF	\$1,300
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	65,000 SF @ \$1.20 per SF	\$78,000
Total Current Needs			\$79,300



Marina Park	Replace Caulking In Concrete Pavement Expansion Joints Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement Replace Concrete Pavement		Site Defeciency Re-Stripe Concrete Resurface Asphalt Pavement		Prepared By: ALPHA Facilities Solutions
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Police Firing Range

Site Infrastructure and Utilities Assessment

A site infrastructure and utilities condition assessment was included in the scope of work for this project. The site infrastructure and utilities assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Paving
- Site Development
- Storm Sewer

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

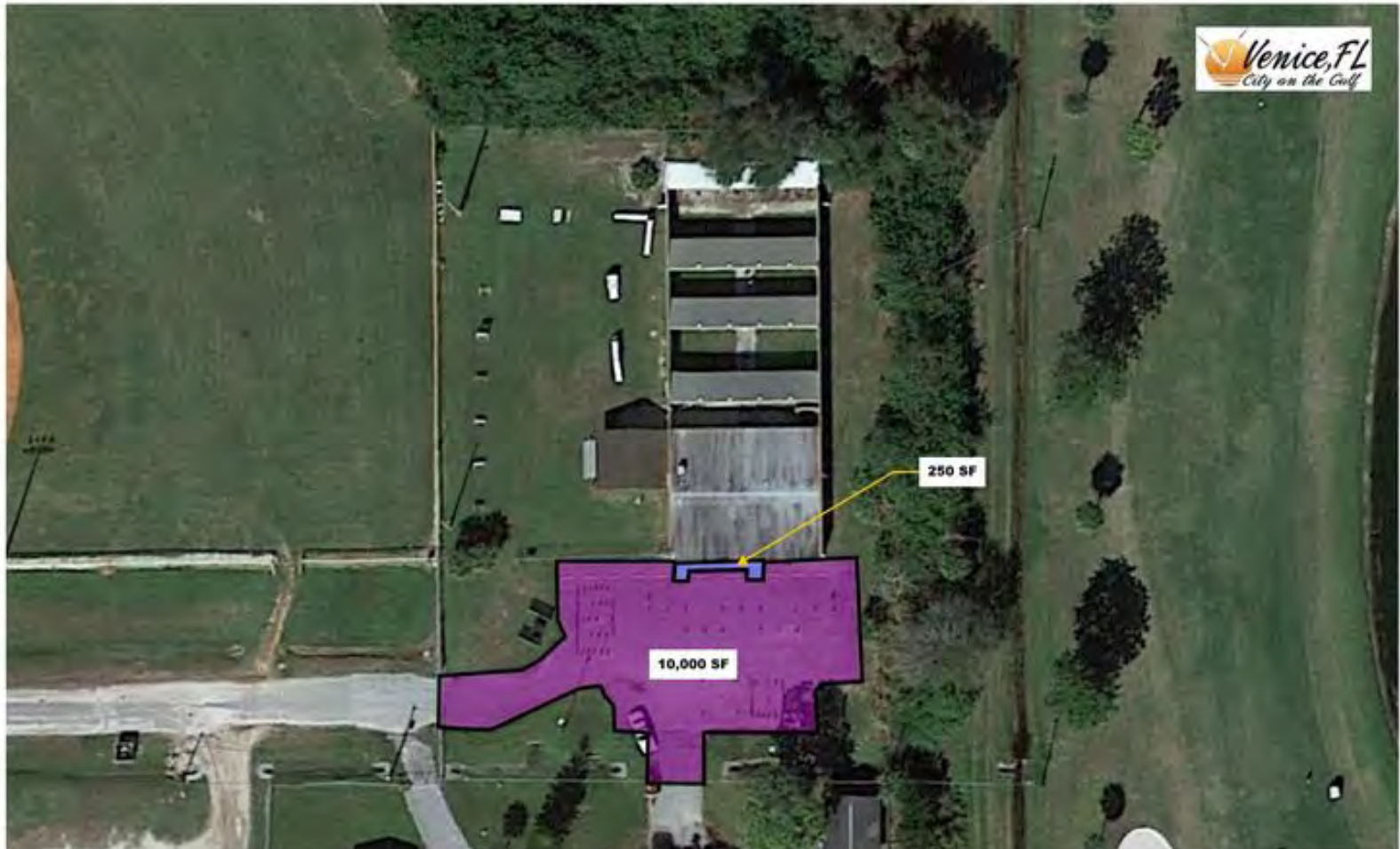
The following site conditions and/or deficiencies were observed during the assessment.

- The concrete sidewalks were in overall good condition; however, replacement of the sealant in the expansion joints as part of routine maintenance would extend their overall life
- The asphalt pavements were in poor condition and need to be resurfaced.

The specific deficiencies observed at Police Firing Range can be found in the summary of conditions table that follows.

Table 36: Aggregate Summary for Police Firing Range Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Pedestrian Pavements	Replace Caulking in Concrete Pavements	250 SF @ \$0.65 per SF	\$162.50
Vehicular Pavements	Resurface Asphalt Pavements	10,000 SF @ \$3.50 per SF	\$35,000
Total Current Needs			\$35,162.50



Police Firing Range

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Deficiency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

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Police Station

Site Infrastructure and Utilities Assessment

A site infrastructure and utilities condition assessment was included in the scope of work for this project. The site infrastructure and utilities assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Paving
- Site Development
- Storm Sewer

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

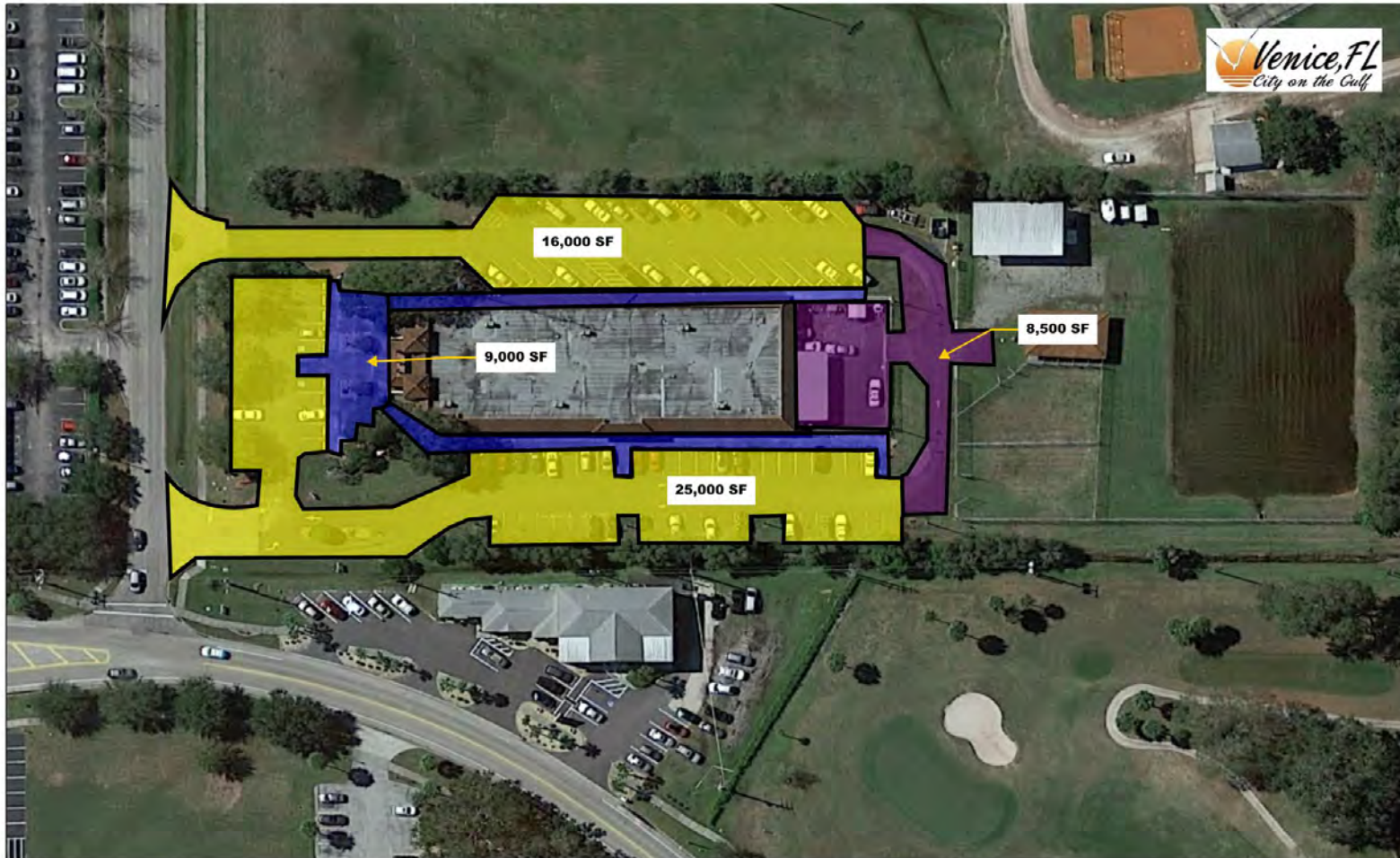
The following site conditions and/or deficiencies were observed during the assessment.

- The concrete sidewalks were in overall good condition; however, replacement of the sealant in the expansion joints as part of routine maintenance would extend their overall life
- The concrete curbs are in good condition with no issues observed at the time of the assessment.
- The asphalt pavements were generally in good condition except for a few isolated areas. Crack filling, seal coating, and restriping would extend the overall life of the pavement.
- There were some areas of damaged or deteriorated asphalt pavements that need to be resurfaced.

The specific deficiencies observed at Police Station can be found in the summary of conditions table that follows.

Table 37: Aggregate Summary for Police Station Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Pedestrian Pavements	Replace Caulking in Concrete Pavements	9,000 SF @ \$0.65 per SF	\$5,850
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	41,000 SF @ \$1.20 per SF	\$49,200
Vehicular Pavements	Resurface Asphalt Pavements	8,500 SF @ \$3.50 per SF	\$29,750
Total Current Needs			\$84,800



Police Station

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Defeciency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

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Service Club

Site Infrastructure and Park Assessment

A site infrastructure and Park condition assessment was included in the scope of work for this project. The site infrastructure and Park assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Pavements
- Site Development (Site Lighting, Sports Fields, Scoreboards, Fencing, Backstops, and Sports Court Surfaces)

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

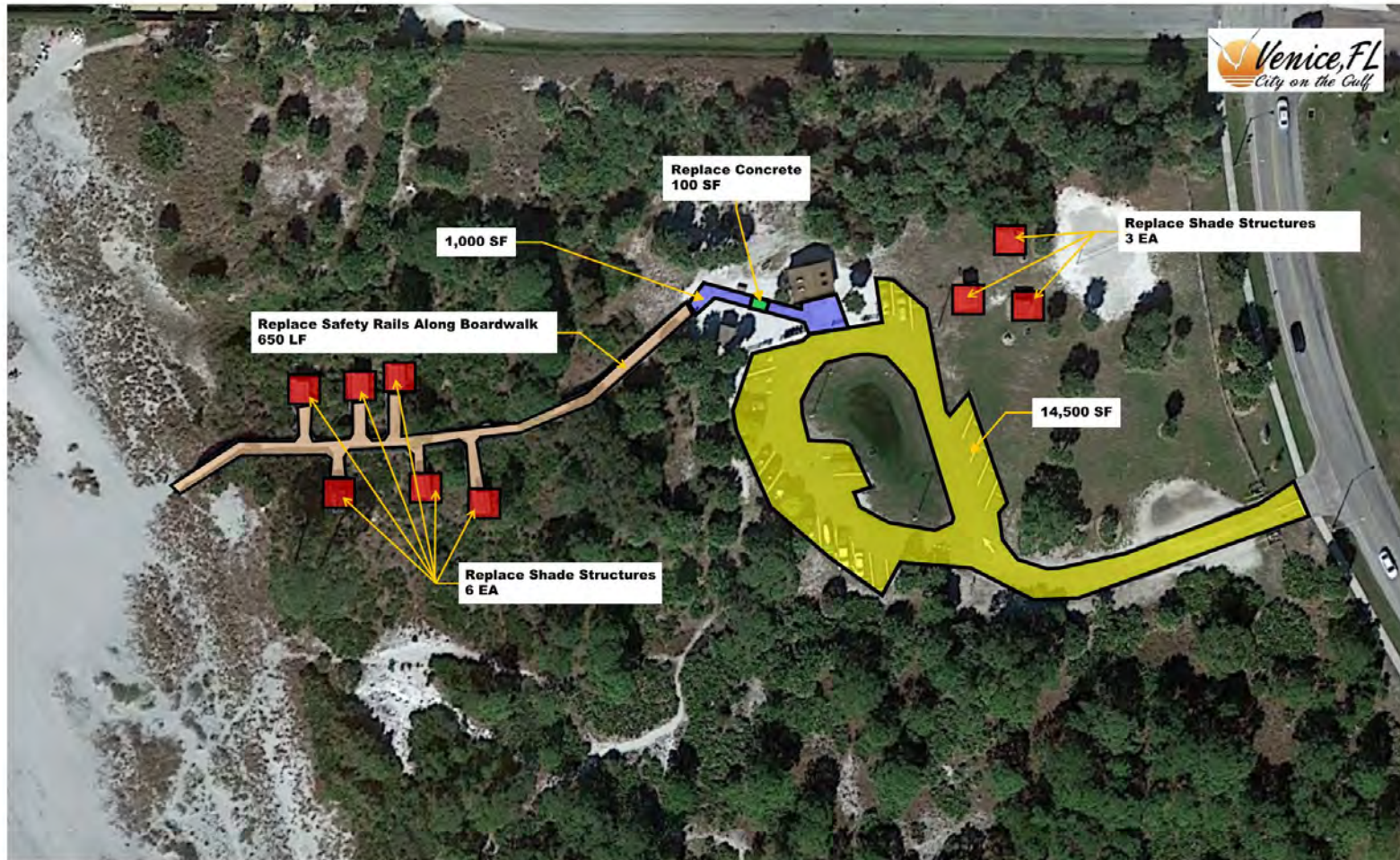
The following site conditions and/or deficiencies were observed during the assessment.

- The concrete sidewalks were generally in good condition except for a few isolated areas, which need to be replaced. Furthermore, replacement of the sealant in the expansion joints as part of routine maintenance would extend their overall life.
- The asphalt pavements were generally in good condition; however, crack filling, seal coating, and restriping would extend the overall life of the pavement.
- The wooden boardwalk which leads from the parking lot to the beach is in fair condition. The composite flooring was observed to be in good condition; however, the safety railing was in poor condition. Rotting wood, deteriorated mounting hardware, and other deficiencies were observed.
- The wooden shade structures were observed to be in poor condition and need to be replaced. Missing and rotting boards were present.

The specific deficiencies observed at Service Club can be found in the summary of conditions table that follows.

Table 38: Aggregate Summary for Service Club Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Site Development	Replace Safety Railing	650 LF @ \$ 18 LF	\$11,700
Site Development	Replace Wooden Shade Structures	9 EA @ \$2,500 EA	22,500
Pedestrian Pavements	Replace Caulking in Concrete Pavements	1,000 SF @ \$0.65 per SF	\$650
Pedestrian Pavements	Replace Concrete Pavements; 4" Thick	100 SF @ \$11 per SF	\$1,100
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	14,500 SF @ \$1.20 per SF	\$16,800
Total Current Needs			\$52,750



Service Club	Replace Caulking In Concrete Pavement Expansion Joints Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement Replace Concrete Pavement		Site Defeciency Re-Stripe Concrete Resurface Asphalt Pavement	Prepared By: ALPHA Facilities Solutions
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South Brohard Park

Site Infrastructure and Park Assessment

A site infrastructure and Park condition assessment was included in the scope of work for this project. The site infrastructure and Park assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Pavements
- Site Development (Site Lighting, Sports Fields, Scoreboards, Fencing, Backstops, and Sports Court Surfaces)

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

The following site conditions and/or deficiencies were observed during the assessment.

- The concrete sidewalks were in overall good condition; however, replacement of the sealant in the expansion joints as part of routine maintenance would extend their overall life
- The asphalt pavements were in poor condition and need to be resurfaced.
- The wooden boardwalks which lead from the parking lot to the beach are in overall good condition. The vinyl covered wire mesh along the safety railing is beginning to deteriorate. Rust was observed along the bottom of the fencing and should be monitored for repair or replacement in the next few years.

The specific deficiencies observed at South Brohard Park can be found in the summary of conditions table that follows.

Table 39: Aggregate Summary for South Brohard Park Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Pedestrian Pavements	Replace Caulking in Concrete Pavements	3,500 SF @ \$0.65 per SF	\$2,275
Vehicular Pavements	Resurface Asphalt Pavements	59,000 SF @ \$3.50 per SF	\$206,500
Total Current Needs			\$208,775



South Brohard Park

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Deficiency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

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South Brohard Paw Park

Site Infrastructure and Park Assessment

A site infrastructure and Park condition assessment was included in the scope of work for this project. The site infrastructure and Park assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Pavements
- Site Development (Site Lighting, Sports Fields, Scoreboards, Fencing, Backstops, and Sports Court Surfaces)

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

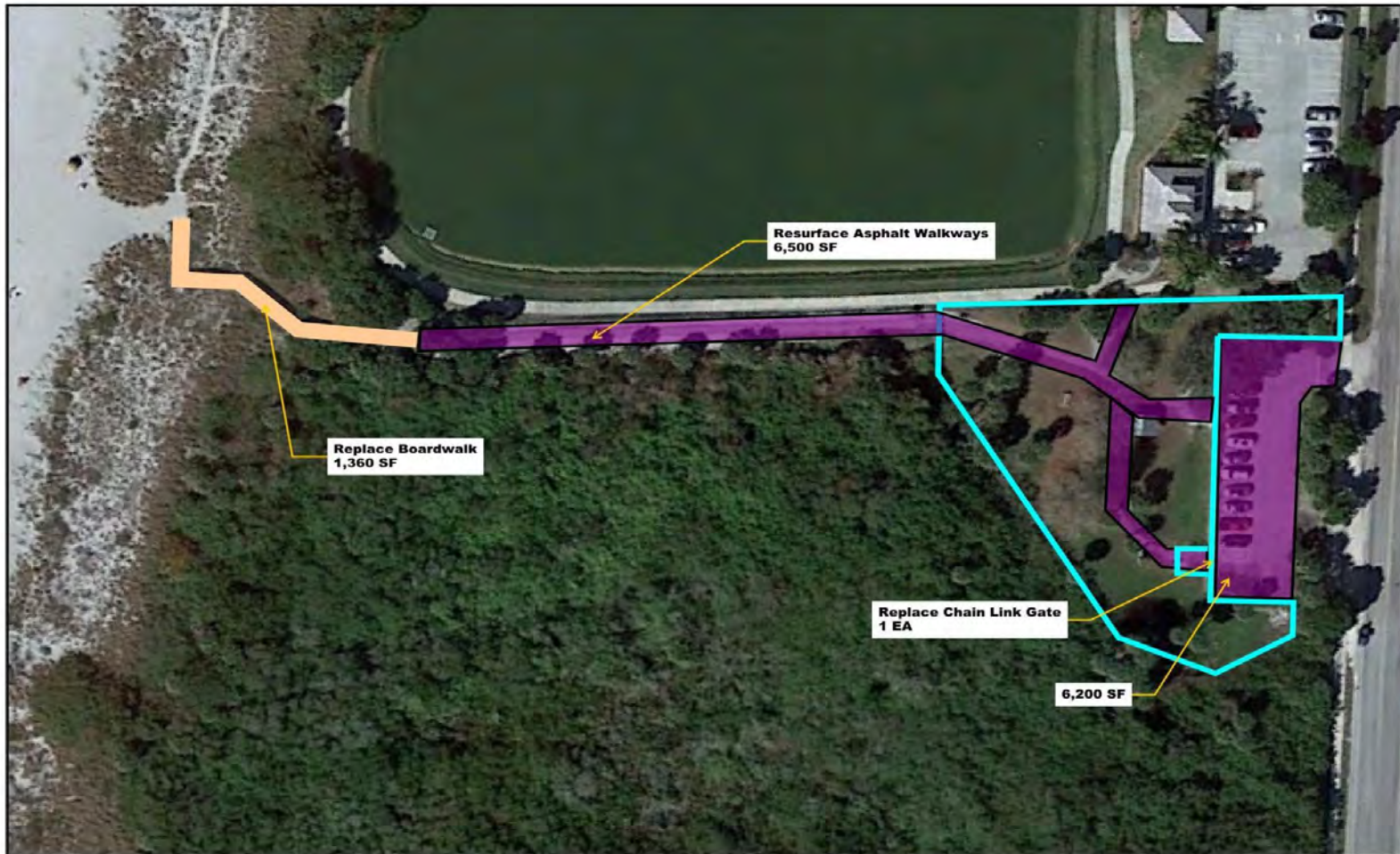
The following site conditions and/or deficiencies were observed during the assessment.

- The asphalt pavements were in poor condition and need to be resurfaced.
- The chain link fencing was in fair condition. Rust was observed throughout the fencing system. System life cycle is reduced due to condition. There was one gate observed to be in poor condition and should be replaced.
- The asphalt walking pavements were in poor condition and need to be resurfaced. Areas of large cracks, rutting, and heaving were observed.
- The wooden boardwalks which leads to the beach is in poor condition. The boards are coming loose, rotting, and badly deteriorated and need to be replaced.
- The asphalt pavements were in poor condition and need to be resurfaced. Areas of large cracks, rutting, and alligator cracking were observed.

The specific deficiencies observed at South Brohard Paw Park can be found in the summary of conditions table that follows.

Table 40: Aggregate Summary for South Brohard Paw Park Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Site Development	Replace Chain Link Gate	1 EA @ \$750	\$750
Site Development	Replace Wood Boardwalk	1,360 SF @ \$22 SF	\$29,920
Pedestrian Pavements	Resurface Asphalt walkways	6,500 SF @ \$3.50 SF	\$22,750
Vehicular Pavements	Resurface Asphalt Pavements	7,000 SF @ \$3.50 per SF	\$24,500
Total Current Needs			\$77,920



South Brohard Paw Park

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Defecency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

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Triangle Inn

Site Infrastructure and Utilities Assessment

A site infrastructure and utilities condition assessment was included in the scope of work for this project. The site infrastructure and utilities assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Paving
- Site Development
- Storm Sewer

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

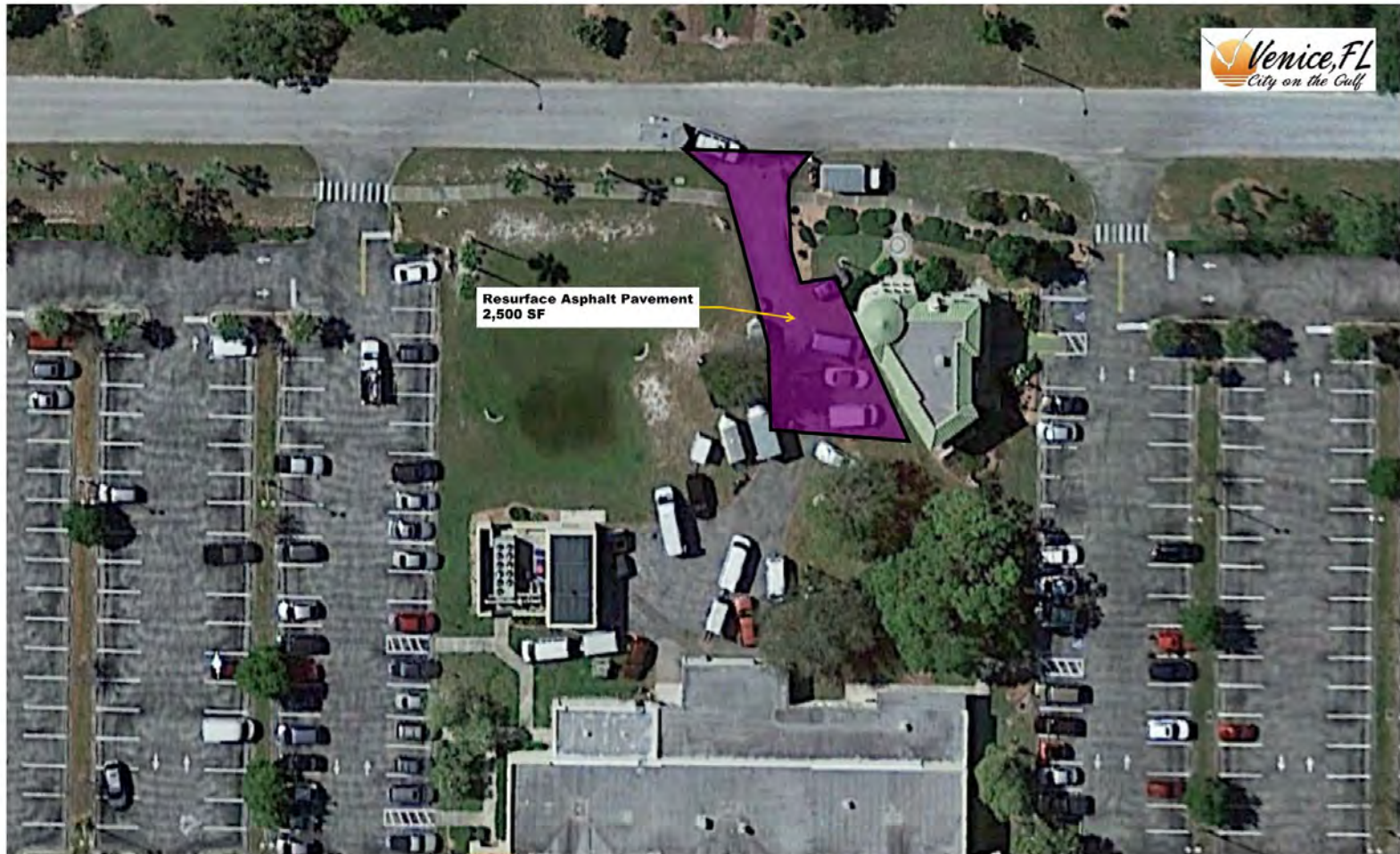
The following site conditions and/or deficiencies were observed during the assessment.

- The asphalt pavements were in poor condition and need to be resurfaced.

The specific deficiencies observed at Triangle Inn can be found in the summary of conditions table that follows.

Table 41: Aggregate Summary for Triangle Inn Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Vehicular Pavements	Resurface Asphalt Pavements	2,500 SF @ \$3.50 per SF	\$8,750
Total Current Needs			\$8,750



Triangle Inn

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Defeciency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

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Date: 2017

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Venice Community Center

Site Infrastructure and Utilities Assessment

A site infrastructure and utilities condition assessment was included in the scope of work for this project. The site infrastructure and utilities assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Paving
- Site Development
- Storm Sewer

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

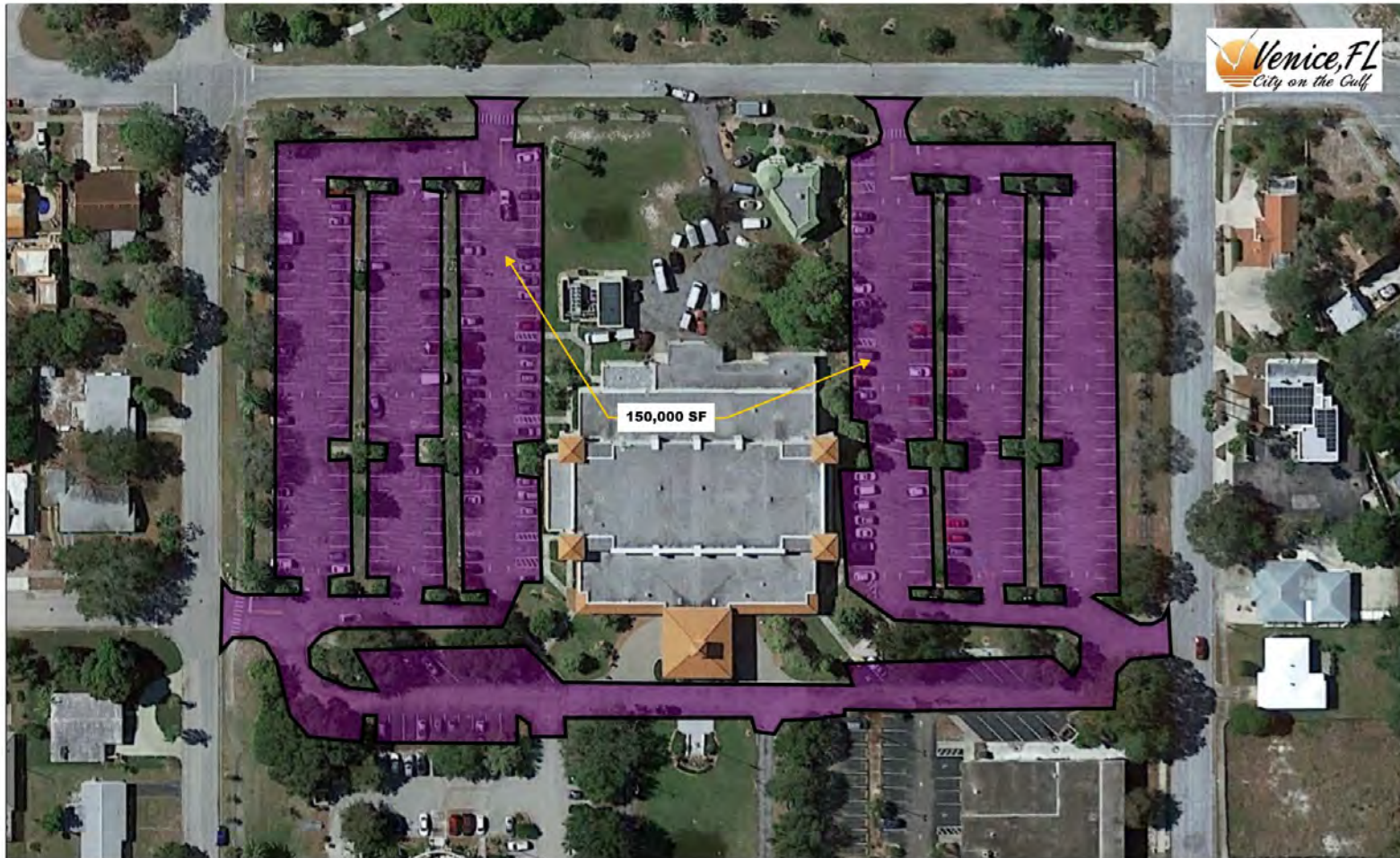
The following site conditions and/or deficiencies were observed during the assessment.

- The asphalt pavements were in poor condition and need to be resurfaced.

The specific deficiencies observed at Venice Community Center can be found in the summary of conditions table that follows.

Table 42: Aggregate Summary for Venice Community Center Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Vehicular Pavements	Resurface Asphalt Pavements	150,000 SF @ \$3.50 per SF	\$525,000
Total Current Needs			\$525,000



Venice Community Center	Replace Caulking In Concrete Pavement Expansion Joints Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement Replace Concrete Pavement Site Defeciency Re-Stripe Concrete Resurface Asphalt Pavement		Prepared By: ALPHA Facilities Solutions
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Warehouse

Site Infrastructure and Utilities Assessment

A site infrastructure and utilities condition assessment was included in the scope of work for this project. The site infrastructure and utilities assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Paving
- Site Development
- Storm Sewer

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

The following site conditions and/or deficiencies were observed during the assessment.

- The asphalt pavements were generally in good condition except for a few isolated areas. Crack filling, seal coating, and restriping would extend the overall life of the pavement.
- There were some areas of damaged or deteriorated asphalt pavements that need to be resurfaced.

The specific deficiencies observed at Warehouse can be found in the summary of conditions table that follows.

Table 43: Aggregate Summary for Warehouse Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Vehicular Pavements	Resurface Asphalt Pavements	5,000 SF @ \$3.50 per SF	\$17,500
Total Current Needs			\$17,500



Warehouse

- Replace Caulking In Concrete Pavement Expansion Joints
- Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement
- Replace Concrete Pavement

- Site Defeciency
- Re-Stripe Concrete
- Resurface Asphalt Pavement

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Date: 2017

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Wellfield Park

Site Infrastructure and Park Assessment

A site infrastructure and Park condition assessment was included in the scope of work for this project. The site infrastructure and Park assessment is a visual evaluation of the site systems. The teams walked each site to determine the general condition of the systems and categorized them as follows:

- Good condition
- Poor condition and in need of repair
- Poor condition and in need of replacement

Estimated quantities were calculated by digitizing marked-up Google Earth aerial photographs. Google Earth Aerial photographs were used in lieu of site plans. The site assessment was performed and the subsequent results grouped by location. Findings for each location were divided as follows:

- Roadways
- Parking Lots
- Pedestrian Pavements
- Site Development (Site Lighting, Sports Fields, Scoreboards, Fencing, Backstops, and Sports Court Surfaces)

Please note that not all locations have all of the various infrastructure systems present. We determined unit pricing for the various deficiency requirements by referencing 2017 RS Means Building Construction Cost Data and Assembly Cost Data when available; industry sources were used as a supplemental source for unit pricing when needed.

CONDITION SUMMARY

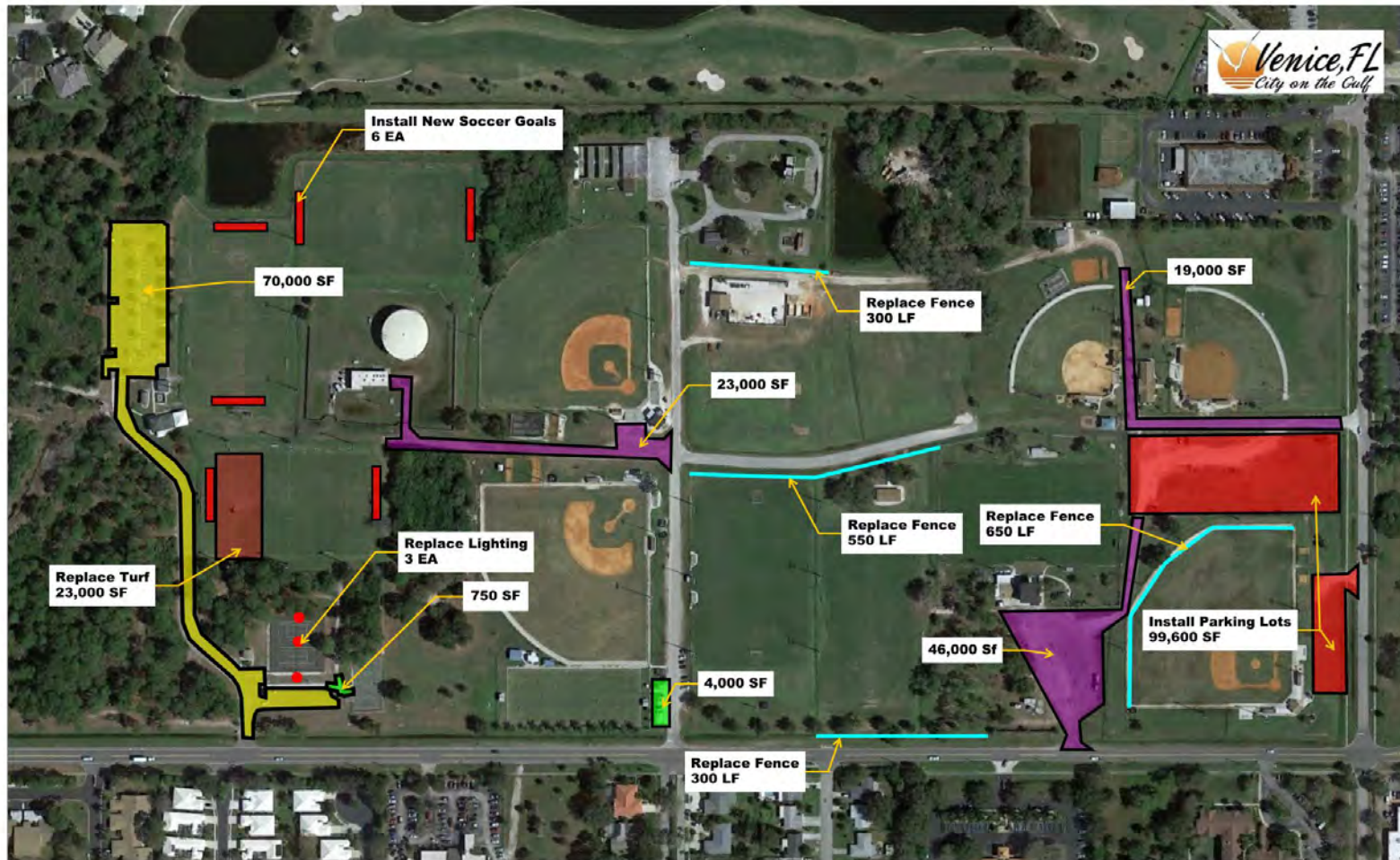
The following site conditions and/or deficiencies were observed during the assessment.

- The concrete pavements were in good condition except for some isolated areas which need to be replaced.
- The asphalt pavements were generally in good condition except for a few isolated areas. Crack filling, seal coating, and restriping would extend the overall life of the pavement.
- A client based request was made to have indicated area of the drawing paved with asphalt.
- Fencing was in fair condition except for a few isolated areas which need to be replaced.
- The lighting was in good condition with no issues observed. It was reported that the lighting on the basketball courts needed to be replaced.
- The soccer coach requested that an area of turf be replaced on his soccer field. Existing turf was in poor condition. Soccer goals were observed to be in poor condition and new ones were also requested by the coach.

The specific deficiencies observed at Wellfield Park can be found in the summary of conditions table that follows.

Table 44: Aggregate Summary for Wellfield Park Infrastructure

Asset Description	Corrective Action	Notes	Current Needs
Site Development	Replace Site Lighting at Basketball Courts	3 EA @ \$9,300 EA	\$27,900
Site Development	Replace Sports Field Turf	23,000 SF @ \$0.35 SF	\$8,050
Site Development	Replace Soccer Goals	6 EA @ \$2,800 EA	\$16,800
Site Development	Replace Chain Link Fencing	1,8000 LF @ \$20 LF	\$36,000
Vehicular Pavements	Resurface Asphalt Pavements	88,000 SF @ \$3.50 SF	\$308,000
Vehicular Pavements	Replace Concrete Pavements; 4" Thick	4,750 SF @ \$11 per SF	\$52,250
Vehicular Pavements	Install Asphalt Parking Lots	99,600 SF @ \$7.50	\$747,000
Vehicular Pavements	Crack Fill, Seal Coat, and Restripe Asphalt Pavements	70,000 SF @ \$1.20 per SF	\$84,000
Total Current Needs			\$1,280,000



Wellfield Park	Replace Caulking In Concrete Pavement Expansion Joints	Site Defeciency	Prepared By: ALPHA Facilities Solutions
	Crack Fill, Seal Coat, and Re-Stripe Asphalt Pavement	Re-Stripe Concrete	Scale: Not To Scale
	Replace Concrete Pavement	Resurface Asphalt Pavement	Date: 2017

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